

**FIELD NOTES
TRACT 1**

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 316.311 ACRE TRACT OF LAND CONVEYED TO CENTURY RANCH I, L.P., IN DOCUMENT NUMBER 2006024368, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 295.151 ACRE TRACT OF LAND CONVEYED TO ROBERT WALTER DANZ, SR., IN VOLUME 12519, PAGE 486 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 362.872 ACRE TRACT CONVEYED TO BRENDA J. SWINNEY IN VOLUME 12212, PAGE 1411 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 98.402 ACRE TRACT CONVEYED TO FOUR SPECIAL DAUGHTERS, L.P., IN DOCUMENT NUMBER 1999100226 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 345.90 ACRE TRACT OF LAND CONVEYED TO FOUR SPECIAL DAUGHTERS, L.P., IN DOCUMENT NUMBER 2003129484 AND 2003133841 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING 1,416.388 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found in the north right-of-way line of Pearce Lane, a public roadway with a varying width right-of-way, also being the southeast corner of a 2.98 acre tract conveyed to Charles Collins in Volume 7585, Page 951 of the Deed Records of Travis County, Texas, for the southwest corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the east line of said Charles Collins tract, N22°16'28"E, a distance of 1672.61 feet to an iron pipe found at the southeast corner of a 230.56 acre tract conveyed to AE Johanson, Ltd., in Document Number 2002143225 of the Official Public Records of Travis County, Texas, for the north corner of said Charles Collins tract, said iron pipe also being the northeast corner of a 46.90 acre tract conveyed to John Kelly and Davie L. Kelly in Volume 9115, Page 669 of the Real Property Records of Travis County, Texas,

THENCE, with the east line of said AE Johanson, Ltd. tract the following two (2) courses and distances numbered 1 and 2,

1. N27°20'48"E, a distance of 492.76 feet to a point and
2. N27°20'09"E, a distance of 493.30 feet to an iron pipe found for the most westerly northwest corner of the herein described tract, also being the southwest corner of a 4.288 acre tract of land conveyed to Heliodoro Reyes and Aquilino Cruz in Document Number 1999049940 of the Official Public Records of Travis County, Texas, from which an iron pipe found bears, S44°38'16"E, a distance of 4.68 feet

THENCE, with the south line of said Heliodoro Reyes tract, along the south line of Navarro Creek Road, described as 4.40 acres of land partially conveyed in a Street Dedication to the public in Volume 11307, Page 42 of the Real Property Records of Travis County, Texas, and partially conveyed in a Right-Of-Way Dedication to the public in Volume 11307, Page 30 of the Real Property Records of Travis County, Texas, and also along the south line of a 5.016 acre tract conveyed to Raymundo Constancio in Document Number 2002011561, of the Official Public Records of Travis County, Texas, S62°41'21"E, at 418.65 feet passing an iron rod found at the southwest corner of the said Navarro Creek Road and the most southerly southeast corner of the said Heliodoro Reyes tract, at 443.73 feet passing an iron rod found on the south line of said Navarro Creek Road, at 590.70 feet passing an iron rod found in the south line of said Raymundo Constancio tract, for a total distance of 1053.43 feet passing an iron rod found at the southeast corner of said Raymundo Constancio tract, said iron rod found also being in the west line of a 149.50 acre tract conveyed to Danlandco, Ltd. in Volume 12849, Page 602 of the Real Property Records of Travis County, Texas, for the most westerly northeast corner of the herein described tract,

THENCE, with the west line of said Danlandco, Ltd. Tract, S27°16'12"W, at 257.54 feet passing an iron rod found, and at 399.42 feet passing an iron rod found, for a total distance of 420.94 feet to a calculated point in the

approximate centerline of Dry Creek, near the southwest corner of said Danlandco, Ltd. tract, for a interior corner of the herein described tract, and from the calculated point a 22" broken Ash stump bears S54°34'26"E, 25.06 feet and a 17" Elm bears S45°35'23"E, 34.69 feet,

THENCE, with the south line of said 149.50 acre Danlandco, Ltd. Tract, and the south line of a 115.00 acre tract conveyed to Danlandco, Ltd., in Volume 12839, Page 791 of the Real Property Records of Travis County, Texas, said lines being with the meanders of the approximate center line of Dry Creek, the following forty-seven (47) courses and distances numbered 1 through 47,

- (1) S65°52'11"E, a distance of 146.51 feet to a calculated point,
- (2) S78°52'45"E, a distance of 183.75 feet to a calculated point,
- (3) S87°04'30"E, a distance of 94.84 feet to a calculated point,
- (4) N74°52'33"E, a distance of 228.09 feet to a calculated point,
- (5) S71°55'39"E, a distance of 35.48 feet to a calculated point,
- (6) N65°28'54"E, a distance of 109.08 feet to a calculated point,
- (7) S85°58'17"E, a distance of 118.84 feet to a calculated point,
- (8) N79°36'57"E, a distance of 55.58 feet to a calculated point,
- (9) S76°05'41"E, a distance of 184.39 feet to a calculated point,
- (10) N42°02'49"E, a distance of 91.77 feet to a calculated point,
- (11) N70°25'47"E, a distance of 76.81 feet to a calculated point,
- (12) N85°41'37"E, a distance of 87.02 feet to a calculated point,
- (13) S66°58'18"E, a distance of 134.03 feet to a calculated point,
- (14) N62°00'42"E, a distance of 35.56 feet to a calculated point,
- (15) N04°49'48"E, a distance of 83.72 feet to a calculated point,
- (16) N24°49'58"E, a distance of 69.43 feet to a calculated point,
- (17) N63°40'55"E, a distance of 65.81 feet to a calculated point,
- (18) N83°34'57"E, a distance of 59.77 feet to a calculated point,
- (19) S57°51'02"E, a distance of 89.45 feet to a calculated point,
- (20) S81°54'18"E, a distance of 212.36 feet to a calculated point,
- (21) N89°48'04"E, a distance of 79.85 feet to a calculated point,
- (22) N68°48'09"E, a distance of 70.70 feet to a calculated point,
- (23) N32°18'18"E, a distance of 58.65 feet to a calculated point,
- (24) S83°08'38"E, a distance of 68.94 feet to a calculated point,
- (25) N59°25'36"E, a distance of 100.62 feet to a calculated point,
- (26) N30°36'04"E, a distance of 128.12 feet to a calculated point,
- (27) N16°59'56"E, a distance of 108.76 feet to a calculated point,
- (28) N00°18'16"E, a distance of 73.73 feet to a calculated point,
- (29) N28°22'18"W, a distance of 98.35 feet to a calculated point,
- (30) N50°03'12"E, a distance of 134.33 feet to a calculated point,
- (31) N17°07'53"W, a distance of 104.77 feet to a calculated point,
- (32) N17°58'32"E, a distance of 100.64 feet to a calculated point,
- (33) N62°01'43"E, a distance of 80.07 feet to a calculated point,
- (34) N23°05'24"E, a distance of 52.33 feet to a calculated point,
- (35) N02°42'46"W, a distance of 142.46 feet to a calculated point,
- (36) N23°29'54"W, a distance of 96.37 feet to a calculated point,
- (37) N32°44'57"E, a distance of 103.55 feet to a calculated point,
- (38) N24°04'26"E, a distance of 321.89 feet to a calculated point,
- (39) N56°22'04"E, a distance of 270.51 feet to a calculated point,
- (40) N79°08'51"E, a distance of 138.45 feet to a calculated point,
- (41) S60°42'38"E, a distance of 61.41 feet to a calculated point,
- (42) S80°00'53"E, a distance of 190.79 feet to a calculated point,
- (43) S48°03'50"E, a distance of 24.33 feet to a calculated point,
- (44) S79°48'01"E, a distance of 65.40 feet to a calculated point,
- (45) S67°01'03"E, a distance of 186.92 feet to a calculated point,
- (46) S09°51'34"E, a distance of 47.71 feet to a calculated point and

(47) S20°33'35"W, a distance of 28.59 feet to a calculated point in the approximate center line of said Dry Creek,

THENCE, with the east line of said 115.00 acre Danlandco, Ltd. Tract, N27°39'15"E, a distance of 152.76 feet to a calculated point at the southwest corner of a 130.50 acre tract conveyed to John Richards III, in Volume 2807, Page 382 of the Real Property Records of Travis County, Texas,

THENCE, with the south line of said John Richards III tract the following seven (7) courses and distances numbered 1 through 7,

- (1) S69°10'47"E, a distance of 687.67 feet to a calculated point,
- (2) S62°30'03"E, a distance of 161.88 feet to a calculated point,
- (3) S61°10'38"E, a distance of 87.12 feet to a calculated point,
- (4) S59°53'21"E, a distance of 223.25 feet to a calculated point,
- (5) S51°14'10"E, a distance of 323.72 feet to a calculated point,
- (6) S50°08'52"E, a distance of 97.37 feet to a calculated point and
- (7) S52°41'23"E, a distance of 263.41 feet to a calculated point on the northwest boundary line of a 93.26 acre tract of land conveyed to Amye Mae Haws Living Trust in Volume 13365, Page 526 of the Real Property Records of Travis County, Texas,

THENCE, with the western line of said Amye Mae Haws Living Trust tract, S27°26'16"W, a distance of 318.71 feet to a calculated point,

THENCE, with the southern line of said Amye Mae Haws Living Trust tract the following nine (9) courses and distances, numbered 1 through 9,

- (1) N75°19'19"E, a distance of 33.40 feet to a calculated point,
- (2) N74°59'38"E, a distance of 231.78 feet to a calculated point,
- (3) N87°19'49"E, a distance of 97.84 feet to a calculated point,
- (4) N65°09'08"E, a distance of 331.76 feet to a calculated point,
- (5) N54°26'47"E, a distance of 893.89 feet to a calculated point,
- (6) N81°47'24"E, a distance of 654.16 feet to a calculated point,
- (7) N16°08'07"W, a distance of 200.20 feet to a calculated point,
- (8) N71°43'37"E, a distance of 216.98 feet to a calculated point and
- (9) S67°15'25"E, a distance of 246.43 feet to a calculated point at the southeast corner of said Amye Mae Haws Living Trust tract also being on the west boundary line of a 148.23 acre tract conveyed to Morris L. Krauss, et ux., in Volume 838, Page 188 of the Real Property Records of Travis County, Texas,

THENCE, with the western line of said Morris L. Krauss, et ux., tract, S29°46'38"W, a distance of 1015.44 feet to a calculated point,

THENCE, with the southern line of said Morris L. Krauss tract the following two (2) courses and distances, numbered 1 and 2,

- (1) S63°19'24"E, a distance of 2670.35 feet to a calculated point and
- (2) S63°21'31"E, a distance of 2403.99 feet to a calculated point on the west right-of-way line of Wolf Lane, also being located at the south corner of said Morris L. Krauss, et ux., tract, for the east corner of the herein described tract,

THENCE, with the fenced west right-of-way line of said Wolf Lane, the following nine (9) courses and distances, numbered 1 through 9,

- (1) S28°41'05"W, a distance of 93.30 feet to a calculated point,
- (2) S28°01'16"W, a distance of 387.32 feet to a calculated point,
- (3) S27°56'22"W, a distance of 289.74 feet to a calculated point,
- (4) S27°35'22"W, a distance of 341.84 feet to a calculated point,
- (5) S27°21'56"W, a distance of 191.88 feet to a calculated point,
- (6) S26°52'52"W, a distance of 541.29 feet to a calculated point,

(7) S27°04'44"W, a distance of 1,120.79 feet to a calculated point,
(8) S27°32'04"W, a distance of 329.70 feet to a calculated point,
(9) S27°38'13"W, a distance of 195.47 feet to a calculated point at the east corner of an easement conveyed to the Lower Colorado River Authority by Patrick R. Donnelly and wife, Jerrell Mae Donnelly in Volume 11775, Page 20 of the Real Property Records of Travis County, Texas,

THENCE, continuing with the west right-of-way line of said Wolf Lane, being also the east line of said Lower Colorado River Authority Easement, S27°17'41"W, at 51.2 feet passing an electrical transmission line, in all a distance of 103.86 feet to a calculated point, at the south corner of said Lower Colorado River Authority Easement,

THENCE, continuing with the west right-of-way line of said Wolf Lane, S27°06'59"W, a distance of 2,054.81 feet to a calculated point, on the approximate Travis County and Bastrop County line,

THENCE, with the approximate Travis County and Bastrop County line, S39°29'21"W, a distance of 825.89 feet to a calculated point on the north right-of-way line of said Pearce Lane, also being located at the northwest corner of a certain tract of land described as being 0.145 acres of land conveyed to TXDOT for road widening purposes recorded in Volume 1039, Page 333 of the Official Records of Bastrop County, Texas,

THENCE, with the west line of said TXDOT tract S39°14'43"W, a distance of 14.61 feet to a calculated point, at the west corner of said TXDOT tract, also being located along the north line of a certain tract of land described as being 0.618 acres conveyed to Travis County, Texas for road widening purposes in Volume 12280, Page 943 of the Real Property Records of Travis County, Texas, also being in the new north right-of-way line of said Pearce Lane for the south line of the herein described tract,

THENCE, continuing with the new north right-of-way line of said Pearce Lane, the following six (6) courses and distances, numbered 1 through 6,

- (1) with curve to the left that has a radius of 2,576.23 feet, an arc length of 451.04 feet, a chord length of 450.46 feet and a chord bearing of N46°34'33"W, to a calculated point,
- (2) N51°35'30"W, a distance of 194.13 feet to a calculated point at a point of curvature to the left,
- (3) with said curve to the left that has a radius of 8,327.42 feet, a length of 502.55 feet, a chord of 502.48 feet, and a chord bearing of N53°20'29"W, to a calculated point,
- (4) N55°04'13"W, a distance of 181.97 feet to a calculated point at a point of curvature to the left,
- (5) with said curve to the left that has a radius of 3,174.03 feet, an arc length of 506.12 feet, a chord of 505.58 feet, and a chord bearing of N59°48'40"W, to a calculated point,
- (6) N64°22'45"W, a distance of 434.43 feet to a calculated point,
- (7) N64°19'15"W, a distance of 92.93 feet to a calculated point at a point of curvature to the left,
- (8) with said curve to the left that has a radius of 9,419.72 feet, an arc length of 502.24 feet, a chord of 502.18 feet, and a chord bearing of N65°59'24"W, to a calculated point,
- (9) N67°38'41"W, a distance of 186.74 feet to a calculated point at a point of curvature to the right,
- (10) with said curve to the right that has a radius of 1,329.27 feet, an arc length of 478.34 feet, a chord of 475.76 feet, and a chord bearing of N57°19'42"W, to a calculated point,
- (11) N47°00'32"W, a distance of 562.30 feet to a calculated point at a point of curvature to the left,
- (12) with said curve to the left that has a radius of 1,734.28 feet, an arc length of 501.54 feet, a chord of 499.79 feet, and a chord bearing of N55°27'23"W, to a calculated point,
- (13) N63°58'45"W, a distance of 167.98 feet to a calculated point at a point of curvature to the right,
- (14) with said curve to the right that has a radius of 6,994.05 feet, an arc length of 222.75 feet, a chord of 222.74 feet, and a chord bearing of N63°26'01"W, to a calculated point,
- (15) N63°00'48"W, a distance of 183.67 feet to a calculated point,
- (16) N62°50'18"W, a distance of 259.97 feet to a calculated point,
- (17) N62°24'59"W, a distance of 199.34 feet to a calculated point,
- (18) N61°59'58"W, a distance of 807.17 feet to a calculated point at a point of curvature to the right,
- (19) with said curve to the right that has a radius of 7,861.27 feet, an arc length of 292.21 feet, a chord of 292.20 feet, and a chord bearing of N60°55'19"W, to a calculated point,
- (20) N59°52'27"W, a distance of 419.81 feet to a calculated point at a point of curvature to the left,

- (21) with said curve to the left that has a radius of 6,565.50 feet, an arc length of 91.90 feet, a chord of 91.90 feet, and a chord bearing of N60°16'30"W, to a calculated point,
- (22) with a curve to the left that has a radius of 6565.50 feet, an arc length of 461.42 feet, a chord length of 461.32 feet and a chord bearing of N62°41'22"W, to an iron rod found,
- (23) N64°43'45"W, a distance of 536.71 feet to a calculated point and
- (24) N64°43'44"W, a distance of 394.63 feet to an iron rod found at the southeast corner of said Century Ranch I, L.P. tract, also being the southwest corner of said 290.812 acre Qualico CR. L.P., tract,

THENCE, continuing with the north right-of-way line of said Pearce Lane and the south line of said Century Ranch I, L.P., tract the following seven (7) courses and distances, numbered 1 through 7,

- (1) N64°40'44"W, a distance of 1194.42 feet to an iron rod found,
- (2) N85°36'44"W, a distance of 13.29 feet to an iron rod found,
- (3) N07°39'01"E, a distance of 5.00 feet to an iron rod found,
- (4) N64°36'43"W, a distance of 245.18 feet to an iron rod found,
- (5) with a curve to the right that has a radius of 9757.39 feet, an arc length of 498.25 feet, a chord length of 498.19 feet and a chord bearing of N62°54'51"W, to an iron rod found,
- (6) N61°02'28"W, a distance of 1090.04 feet to an iron rod found and
- (7) with a curve to the right that has a radius of 5314.70 feet, an arc length of 79.60 feet, a chord length of 79.60 feet and a chord bearing of N60°39'14"W, to an iron rod found for the southeast corner and **POINT OF BEGINNING** of the herein described tract, containing 1,416.388 acres of land.

FIELD NOTES TRACT 2

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 95.723 ACRE TRACT OF LAND CONVEYED TO FOUR SPECIAL DAUGHTERS, L.P., AND ALL OF THAT CERTAIN 92.204 ACRE TRACT OF LAND CONVEYED TO FOUR SPECIAL DAUGHTERS, L.P., AS RECORDED IN VOLUME 12819, PAGE 67 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING 187.720 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the northeast corner of said Four Special Daughters tract, also being the northwest corner of Timber Hills Subdivision, a subdivision recorded in Book 72, Page 21 of the Plat Records of Travis County, Texas (P.R.T.C.TX.), also being a point located in the southern right-of-way of Pearce Lane, a public roadway, for the northeast corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Timber Hills Subdivision and said Four Special Daughters Tract, the following six (6) courses and distances, numbered 1 through 6,

- 1. S30°43'03"W, a distance of 259.21 feet to an iron rod found,
- 2. S30°20'24"W, a distance of 1900.84 feet to an iron rod found,
- 3. S30°25'34"W, a distance of 763.63 feet to an iron rod found,
- 4. S30°34'41"W, a distance of 624.68 feet to an iron rod found,
- 5. S30°29'37"W, a distance of 262.58 feet to an iron rod found, and

6. S30°01'50"W, a distance of 252.18 feet to an iron pipe found for the southeast corner of said Four Special Daughters Tract, the westernmost southwest corner of said Timber Hills Subdivision, also being a point on the northern boundary line of a 67.7 acre tract of land conveyed to Billy J. Cannady, et ux, recorded in Volume 8080, Page 452 of the Deed Records of Travis County, Texas (D.R.T.C.TX.), also being the southwest corner of the herein described tract,

THENCE, with the common boundary line of said Four Special Daughters and said Cannady tract, the following two (2) courses and distances, numbered 1 and 2,

1. N60°17'53"W, a distance of 214.78 feet to an iron pipe found, and
2. N59°40'08"W, a distance of 814.31 feet to an iron pipe found for the southwest corner of said Four Special Daughters tract, also being a point on the northern boundary line of said Cannady tract, also being the southeast corner of a 92.204 acre tract of land conveyed to Four Special Daughters, L.P., recorded in Volume 12819, Page 67 of the R.P.R.T.C.TX., also being the southwest corner of the herein described tract,

THENCE, with the common boundary line of said Cannady and 92.204 Four Special Daughters tracts, N59°37'50"W, a distance of 121.87 feet to an iron rod found, said iron rod being the northwest corner of said Cannady tract and also being the northeast corner of a 25 acre tract of land conveyed to Bernard E. Stratman, Jr. in Volume 4488, Page 1362 of the (D.R.T.C.TX.),

THENCE, with the common boundary line of said 92.204 acre Four Special Daughter tract and said Stratman tract, N59°38'54"W, a distance of 876.13 feet to an iron pipe found, said iron pipe being the northwest corner of said Stratman tract and also being the northeast corner of 25.62 acre tract of land conveyed to Marian Sue Richards in Volume 11979, Page 159, of the (R.P.R.T.C.TX.), said iron pipe also being the southeast corner of a 46.041 acre tract of land conveyed to Brenda J. Sweeney, Trustee, in Volume 12274, Page 2000 of the (R.P.R.T.C.TX.), for the southwest corner of the herein described tract,

THENCE, with the common boundary line of said 92.204 acre Four Special Daughters tract and said Sweeney tract, N30°28'27"E, a distance of 4000.33 feet to an iron rod found, said iron rod being the northwest corner of said 92.204 acre Four Special Daughters tract, said iron rod also being the northeast corner of said Sweeney tract, said iron rod also being a point on the southern right-of-way of said Pearce Lane, for the northwest corner of the herein described tract,

THENCE, with the southern right-of-way of said Pearce Lane, and the northern boundary line of said 92.204 acre Four Special Daughters tract, S61°54'43"E, a distance of 1000.59 feet to the northwest corner of said 95.723 acre Four Special Daughters tract, also being the northeast corner of said 92.204 acre Four Special Daughters tract, also being a point on the southern right-of-way of said Pearce Lane, for the northwest corner of the herein described tract,

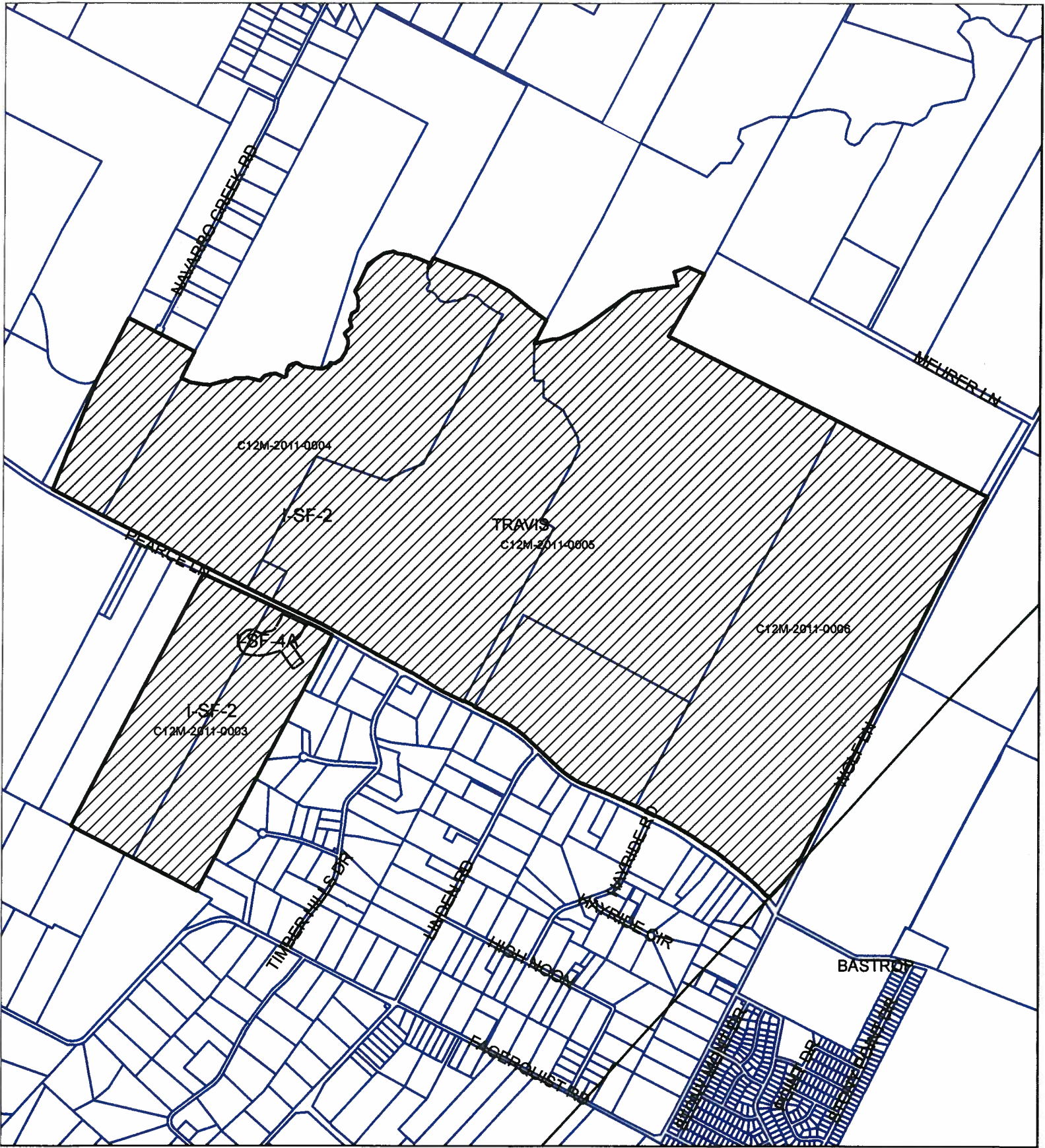
THENCE, with the southern right-of-way of said Pearce Lane, and the northern boundary line of said 95.723 acre Four Special Daughters tract, the following two (2), courses and distances, numbered 1 and 2,




1. S61°54'43"E, a distance of 571.98 feet to an iron rod found at a point of curvature to the right, and
2. with said curve to the right, having a radius of 6411.14 feet, an arc length of 451.25, and whose chord bears, S60°04'26"E, a distance of 451.16 feet to the **POINT OF BEGINNING**, and containing 187.720 acres of land.

1,604.108 ACRES
JOSE ANTONIO NAVARRO SURVEY, ABS. NO. 18
TRAVIS COUNTY, TEXAS
MUD BOUNDARY – TRACT 1 & 2

Surveyed By: 
Douglas R Rummel, Jr. RPLS 5780





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-2012-0163

Exhibit B



1" = 1,800'

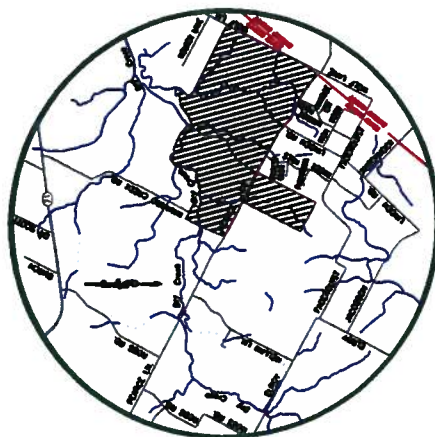
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SUN CHASE PUD
LAND USE PLAN

SCALE: 1"=1700'











Exhibit C



LOCATION MAP

SCAL: 1" = 11300'



LAND USE SUMMARY			
Legend	Land Use	Maximum Density	Average Density
	Single Family	5.0 UPA	617.219
	Single Family - Small Lot	6.0 UPA	425.75
	Mixed Residential	12 UPA	1171.19
	Multi-Family Residential	30 UPA	64.61
	Mixed Commercial	FAR 1.1	65.49
	CRC		GR
	Community Recreation Private		74.68
	Community Recreation Public		GR
	Greenbelt Parkland/Water Quality/Drainage		11.95
	Future Transit		601.59
			GR
			TOTAL TRACT AVERAGE: 1004.215 ACRES

TOTAL TRACT ACREAGE: 1804.019 ACRES



Unclassified Waterways
with Buffer per S.E. Trends

**County M.U.D. 1, 2, 3 and 4
Consent Agreements**

SUN CHASE PUD
LAND USE PLAN

Carlson, Brigrance & Doering, Inc.

Carlson, Briggance &
Civil Engineering
501 West William Canyon
P.O. Box 110
Pine Bluff, AR 71601-0110
Phone No. (501) 280-5160

Case File# C814-2012-0163

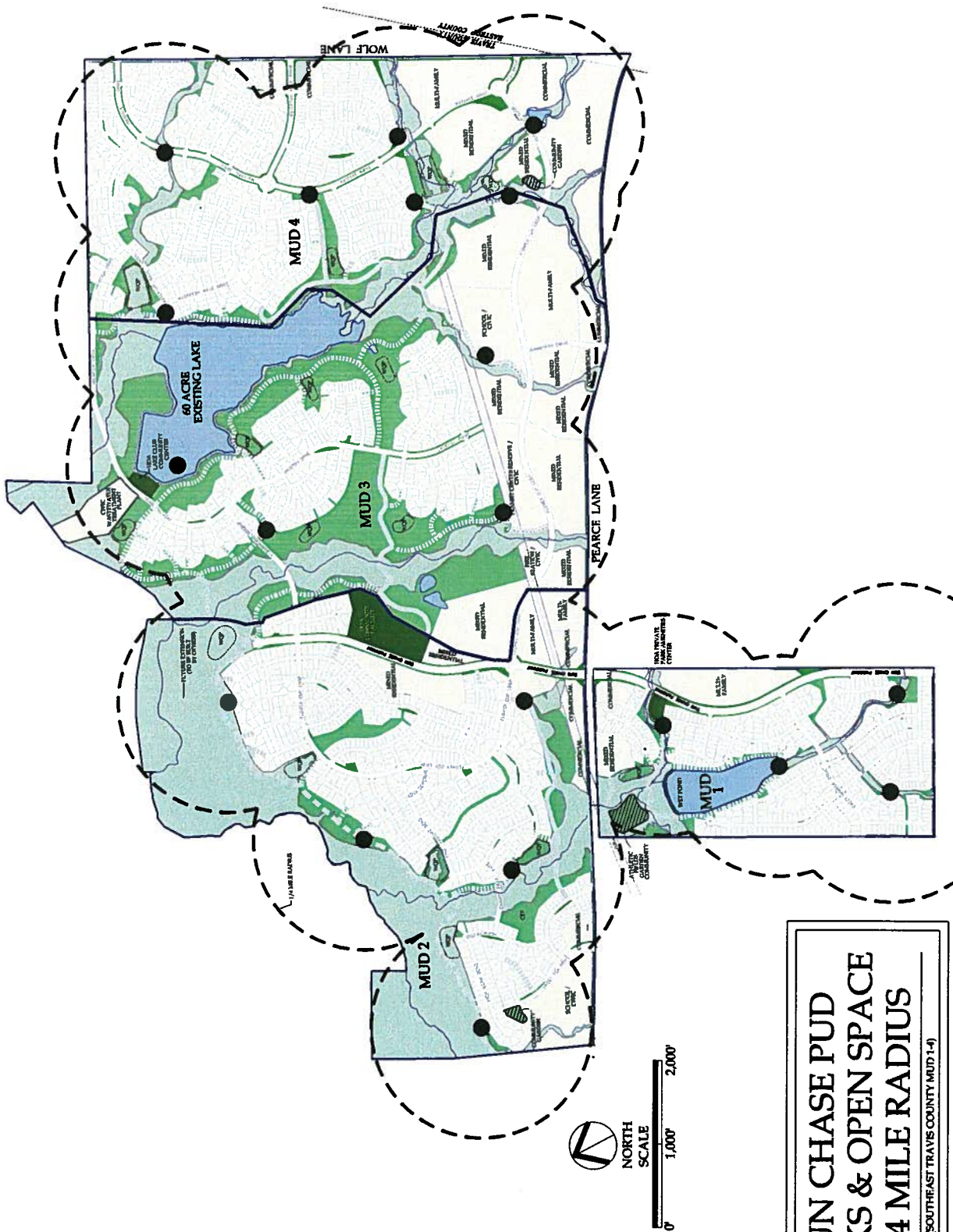


Exhibit E

**SUN CHASE PUD
PARKS & OPEN SPACE
1/4 MILE RADIUS**
(SOUTHEAST TRAVIS COUNTY MUD 1-4)

Exhibit F

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
RESIDENTIAL USES								
Bed and Breakfast (Group 1)	P	P	P	P	P			
Bed and Breakfast (Group 2)	P	P	P	P	P			
Condominium Residential		P	P	P	P			
Conservation Single Family Residential								
Duplex Residential	P	P	P	P				
Group Residential								
Mobile Home Residential								
Multifamily Residential			P	P	P			
Retirement Housing (Small Site)			P	P	P			
Retirement Housing (Large Site)			P	P	P			
Single Family Attached Residential	P	P	P	P	P			
Single Family Residential	P	P	P	P				
Small Lot Single Family Residential		P	P	P				
Townhouse Residential		P	P	P				
Two-Family Residential	P		P	P				
Short-Term Rental	P	P	P	P	P			

COMMERCIAL USES								
Administrative and Business Offices				P	P			
Agricultural Sales and Services					P			
Alternative Financial Services					P			
Art Gallery				P	P			
Art Workshop	P	P	P	P	P		P	P
Automotive Rentals					P			
Automotive Repair Services					P			
Automotive Sales					P			
Automotive Washing (of any type)					P			
Bail Bond Services								
Building Maintenance Services					P			

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Business or Trade School					P			
Business Support Services					P			
Campground					P			P
Carriage Stable								P
Cocktail Lounge					P			
Commercial Blood Plasma Center					P			
Commercial Off-Street Parking					P			
Communication Services					P			
Construction Sales and Services					P			
Consumer Convenience Services				P	P			
Consumer Repair Services				P	P			
Convenience Storage					P			
Drop-Off Recycling Collection Facility					P			
Electronic Prototype Assembly					P			
Electronic Testing								
Equipment Repair Services					P			
Equipment Sales					P			
Exterminating Services					P			
Financial Services					P			
Food Preparation					P	P	P	
Food Sales				P	P	P	P	P
Funeral Services					P			
General Retail Sales (Convenience)					P			
General Retail Sales (General)					P			
Hotel-Motel					P			
Indoor Entertainment				P	P	P	P	P
Indoor Sports and Recreation				P	P	P	P	P
Kennels					P			

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Laundry Services					P			
Liquor Sales					P			
Marina							P	P
Medical Offices-exceeding 5000 SF gross floor area					P			
Medical Offices-not exceeding 5000 SF gross floor area				P	P			
Monument Retail Sales					P			
Off-Site Accessory Parking					P			
Outdoor Entertainment					P	P	P	P
Outdoor Sports and Recreation				P	P	P	P	P
Pawn Shop Services								
Pedicab Storage & Dispatch				P	P	P	P	P
Personal Improvement Services				P	P		P	
Personal Services				P	P			
Pet Services				P	P			
Plant Nursery					P			
Printing and Publishing					P			
Professional Office					P			
Recreational Equipment Maint.&Storage								
Recreational Equipment Sales								
Research Assembly Services					P			
Research Services					P			
Research Testing Services								
Research Warehousing Services								
Restaurant (General)					P			
Restaurant (Limited)				P	P		P	
Scrap and Salvage								
Service Station					P			

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
COMMERCIAL USES (CONTINUED)								
Software Development					P			
Special Use Historic								
Stables							P	P
Theater				P	P			
Vehicle Storage								
Veterinary Services					P			

INDUSTRIAL USES								
Basic Industry					C			
Custom Manufacturing					P			
General Warehousing and Distribution					P			
Light Manufacturing					P			
Limited Warehousing and Distribution					P			
Recycling Center								
Resource Extraction								

AGRICULTURAL USES								
Animal Production								
Community Garden	P	P	P	P	P	P	P	P
Crop Production								
Horticulture					P			
Support Housing								
Urban Farm	P	P	P	P	P	P	P	P

CIVIC USES								
Administrative Services					P	P	P	P
Amphitheater					P	P	P	P
Aviation Facilities						P	P	P
Camp							P	P

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
CIVIC USES (CONTINUED)								
Cemetery								
Club or Lodge	P	P	P	P	P	P	P	P
College and University Facilities			P	P	P	P		
Communication Service Facilities	P	P	P	P	P	P	P	P
Community Events				P	P	P	P	P
Community Recreation (Private)	P	P	P	P	P	P	P	P
Community Recreation (Public)	P	P	P	P	P	P	P	P
Congregate Living	P	P	P	P	P			
Convalescent Services			P	P	P			
Convention Center					P	P		
Counseling Services			P	P	P	P		
Cultural Services			P	P	P	P	P	P
Day Care Services (commercial)			P	P	P			
Day Care Services (General)			P	P	P	P	P	
Day Care Services (Limited)	P	P	P	P	P	P	P	
Detention Facilities								
Employee Recreation					P	P		
Family Home	P	P	P	P	P			
Group Home, Class I (General)	P	P	P	P	P			
Group Home, Class I (Limited)	P	P	P	P	P			
Group Home, Class II				P	P			
Guidance Services								
<i>Hospital Services (General)</i>					P	P		
Hospital Services (Limited)			P	P	P	P		
Local Utility Services	P	P	P	P	P	P	P	P
Maintenance and Service Facilities					P	P		
Major Public Facilities						P		
Major Utility Facilities						P		
Military Installations								

SUN CHASE PUD LAND USE ZONING TABLE

	SINGLE FAMILY	SMALL LOT SINGLE FAMILY	MIXED RESIDENTIAL	MULTIFAMILY RESIDENTIAL	MIXED COMMERCIAL	CIVIC USES	COMMUNITY RECREATION PRIVATE	COMMUNITY RECREATION PUBLIC
CIVIC USES (CONTINUED)								
Park and Recreation Services (General)			P	P	P	P	P	P
Park and Recreation Services (Special)					P	P	P	P
Postal Facilities			P	P	P	P		
Private Primary Educational Facilities	C	C	P	P	P	P		
Private Secondary Educational Facilities	C	C	P	P	P	P		
Public Primary Educational Facilities	P	P	P	P	P	P		
Public Secondary Educational Facilities	C	C	C	P	P	P		
Railroad Facilities								
Religious Assembly	P	P	P	P	P	P	P	P
Residential Treatment								
Safety Services	P	P	P	P	P	P		
Telecommunication Tower (1)	PC	PC	PC	PC	PC	PC	PC	PC
Transitional Housing								
Transportation Terminal					P	P	P	
All other Civic Uses								

P = Permitted Use; C = Conditional Use Permit; Blank (no symbol) = Not Permitted - The following uses are prohibited in the PUD: Concrete batch plants, Poultry Processing, Diaper Services, Quarries, Sand or Gravel Operations, Mining Operations, Automotive Wrecking Yards, Junkyards, Auction yards, Stockyards, and Animal Sales (1) Subject to 25-2-839 - PC Permitted in the district, but under some circumstances may be conditional

SUN CHASE PUD LAND USE ZONING TABLE

Industrial Uses abutting a property developed with Residential Uses, a fifty (50') wide buffer zone shall be established and maintained between the Residential Uses and the following Industrial Uses:

- Basic Industry
- Custom Manufacturing
- General Warehouse & Distribution
- Light Manufacturing
- Limited Warehouse and Distribution

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fence, wall, pedestrian trails, hike and bike pathways, recreation facilities, detention and water quality, re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or other improvements that may be otherwise be required by the City of Austin.

A 100-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- Custom Manufacturing
- Limited Warehousing and Distribution

The 100-foot buffer zone shall be measured from the property lines for property developed with Residential Uses to a building with an industrial use.

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 50 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

SUN CHASE PUD LAND USE ZONING TABLE

A 150-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- General Warehouse and Distribution
- Light Manufacturing

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 75 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

A 200-foot wide buffer zone shall be established and maintained between property developed with Residential Uses and the following Industrial Uses:

- Basic Industry

If a portion of the property developed with Residential Uses is in the flood plain, the buffer zone shall be measured from the boundary of the flood plain within that residential lot, or from the property line for property developed with Residential Uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, walls, pedestrian trails, hike and bike pathways, recreational facilities, detention, water quality including re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements the may be required by the City of Austin.

Notwithstanding the requirements of this section, a driveway, access easement, or private street that services a building with an industrial use, may not be constructed within 100 feet of a property line or flood plain, as applicable, of a lot with Residential Uses.

Sun Chase PUD - Site Development Regulations (Page 1 of 5)

Single Family - (Using SF-3 as Base District) - PUD Maximum at 5 UN/AC

Single Family Residential				
	Single Family Residential	Single Family Attached Residential	Duplex Residential Use	Two-Family Residential Use
Minimum Site Area (square feet)		7000		
Minimum Lot Size (square feet)	5,750	3,000	6,250	6,250
Minimum Lot Width	50	25	50	50
Maximum Dwelling Units/Lot	1	2 (attached)	2	2
Maximum Dwelling Units/Site		2 (attached)		
Maximum Height	35	35	35	35
Minimum Setbacks: (2)				
Front Yard	15 (1)	15 (1)	15 (1)	15 (1)
Street Side Yard	10	10	10	10
Interior Side Yard	5	5	5	5
Rear Yard	5	5	5	5
Maximum Building Coverage	50%	50%	50%	50%
Maximum Impervious Cover	55% (3)	55% (3)	55% (3)	55% (3)

(1) - Garages - for units where the garage doors face the street and the garage extends past the front face of the units' living area, the minimum front yard setback shall be 20'

(2) - A porch or stoop may project into the setback lines

(3) - Section 25-2-556 - (Additional Impervious Cover in SF-2 and SF-3 Districts) does not apply

Additional Requirements:

- Two trees at least two inches in diameter measured six inches above root flare of two different species listed in the Environmental Criteria Manual), Appendix F (Descriptive Categories of Tree Species) can be planted anywhere on the lot

For Duplex Residential:

- On a lot less than 10,000 sf, a duplex structure may not exceed 4,500 sf of gross floor area or contain more than 6 bedrooms
- On a lot of 10,000 sf or more, a duplex structure may not exceed a floor-to-area of 0.60 to 1

Sun Chase PUD - Site Development Regulations (Page 2 of 5)
Single Family - Small Lot (Using SF-4A as Base District) - PUD Maximum at 6 UN/AC

Minimum Lot Size (square feet)	3,600
Minimum Lot Size Corner Lot (square feet)	4,500
Minimum Interior Lot Width	40 (1)
Minimum Corner Lot Width	50 (1)
Lot Widths for Lots fronting cul-de-sac	40 (1)
Maximum Dwelling Units/Lot	1
Maximum Height	35
Minimum Setbacks: (3)	
Front Yard	15 (2)
Street Side Yard	10
Interior Side Yard	3.5 (4)
Rear Yard	5 (5)
Maximum Building Coverage	55%
Maximum Impervious Cover	60% (6)

- (1) 40 feet for an interior lot, or 35 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot;
- (1) 50 feet for a corner lot, or 45 feet if access to the lot is provided by a joint access driveway at the front of the lot or by a paved alley or paved private access easement at the rear of the lot; and
- (1) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line
- (2) Garages - for units where the garage doors face the street and the garage extends past the front face of the units' living area, the minimum front yard setback shall be 20'
- (3) A porch or stoop may project into the setback lines
- (4) interior side yard setback is not required if the interior side yard is adjacent to property zoned SF-4A and the combined width of the interior side yards of a lot may not be less than 7 feet
- (5) Minimum rear yard setback is 5 feet excluding easements
minimum setback between a rear access easement and building or fence is 10 feet
- (6) Section 25-2-556 - (Additional Impervious Cover in SF-2 and SF-3 Districts) does not apply

Additional Requirements:

- Two off-street parking spaces are required for each dwelling unit
- Two trees at least two inches in diameter measured six inches above root flare of two different species listed in the Environmental Criteria Manual, Appendix F (Descriptive Categories of Tree Species) can be planted anywhere on the lot

Sun Chase PUD - Site Development Regulations (Page 3 of 5)
Mixed Residential (Using MF-1 as Base District) - PUD Maximum at 12 UN/AC

	Residential Detached (Yard House) (1)	Residential Attached (Row/Shop House) (1)	Residential 4 to 6 Plex (Mansion House)	Residential Multi-Family (2)
Minimum Lot Size (square feet)	2,250	1,400	9,000	8,000
Minimum Corner Lot Size (square feet)	2,700	1,750	10,000	-
Minimum Lot Width	25	20	90	0
Minimum Corner Lot Width	30	25	100	0
Maximum Dwelling Units/Lot				
Maximum Height	35	40 or 3 stories	40 or 3 stories	0
Minimum Setbacks: (3)				
Front Yard	10	10	15	15
Street Side Yard	5	5	10	0
Interior Side Yard	5	0	5	0
Rear Yard	5	5	5	0
Maximum Building Coverage				
Maximum Impervious Cover	70%	70%	70%	70%

(1) 2,000 SF of site area is required for each dwelling unit

(2) The minimum site area for each dwelling unit for Residential Multi-Family:

 1,600 SF for each efficiency dwelling unit

 2,000 SF for each one bedroom dwelling unit

 2,400 SF for each dwelling unit with two or more bedrooms

(3) A porch or stoop may project into the setback lines

GENERAL NOTES:

1. Mixed use multi-family buildings with ground level commercial use shall follow commercial site development regulations

DEFINITIONS:

Yard House - means a detached single family-resident

An accessory dwelling unit may be constricted over the garage

Row / Shop House - means an attached two or three story townhouse on its own lot

Residential 4 to 6 Plex = Mansion House - means a Structure on one lot designed to appear like a large single family residence, but that is divided into four to six units each with an individual entry

Sun Chase PUD - Site Development Regulations (Page 4 of 5)
Multi-Family Residential - MF3 Base Zoning - (PUD Maximum at 36 UN/AC)

Minimum Lot Size (square feet)	8,000
Minimum Lot Width	50
Maximum Dwelling Units/Lot	(1)
Maximum Height	40
Minimum Setbacks: (2)	
Front Yard	15
Street Side Yard	10
Interior Side Yard	5
Rear Yard	10
Maximum Building Coverage	60%
Maximum Impervious Cover	70%
Maximum Floor Area Ratio	.80:1

- (1) The minimum site area for each dwelling unit is:
- 1,000 sf, of an efficiency dwelling unit
 - 1,250 sf, for a one bedroom dwelling unit
 - 1,500 sf, for a dwelling unit with two or more bedrooms
- (2) - A porch or stoop may project into the setback lines

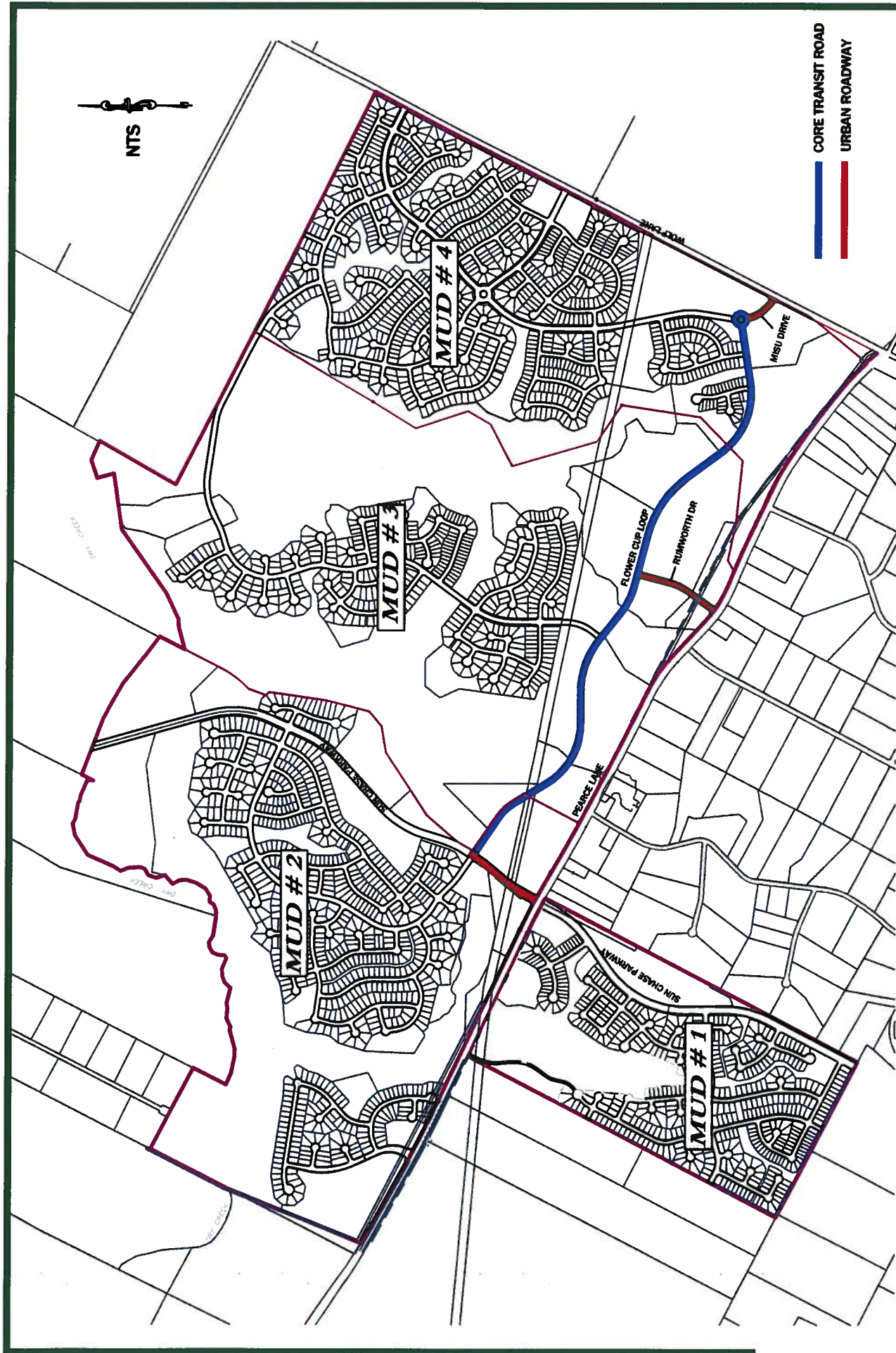
Section 25-2-567 - (Special Requirements for Affordable Housing in Certain Multifamily Districts) will be in accordance with the Consent Agreements for Southeast Travis County Municipal Utility Districts No(s) . 1, 2, 3, and 4 . Corresponding Case and Ordinance numbers are as follows:

<u>Case Number</u>	<u>Ordinance Number</u>
C12M-2011-0003	20120322-036
C12M-2011-0004	20120322-037
C12M-2011-0005	20120322-038
C12M-2011-0006	20120322-039

Sun Chase PUD - Site Development Regulations (Page 5 of 5)

Mixed Commercial - GR Base Zoning

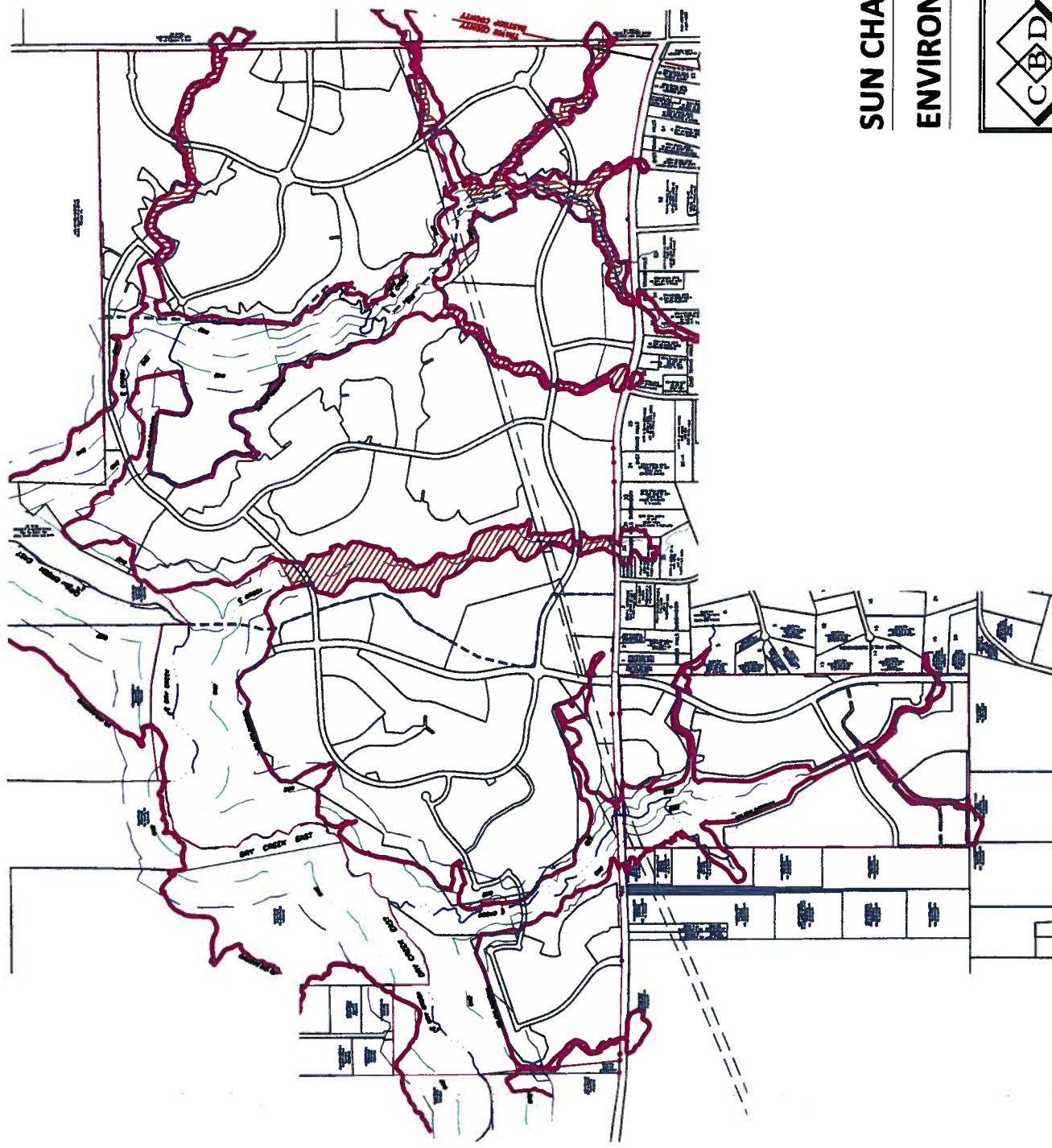
	Mixed Commercial	Civic	Community Recreation (Private)	Community Recreation (Public)
Minimum Lot Size (square feet)	5,570	2,500	2,500	2,500
Minimum Lot Width	50	30	25	25
Maximum Height	60	40 FT or 3 stories	60	35
Minimum Setbacks:				
Front Yard	10	10	5	5
Street Side Yard	10	10	5	5
Interior Side Yard	-	-	-	-
Rear Yard	-	-	-	-
Maximum Building Coverage	70%	70%	65%	50%
Maximum Impervious Cover	85%	85%	75%	50%
Maximum Floor Area Ratio	1:1	1:1	1:1	.05:1



CORE TRANSIT ROAD
 URBAN ROADWAY

SUN CHASE PUD
SUBCHAPTER E ROADWAY
CLASSIFICATION EXHIBIT

CBD
 Carlson, Brigrance & Doering, Inc.
 FIRM ID #F3791 REG # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-3160 Fax No. (512) 280-3165



SUN CHASE PUD **ENVIRONMENTAL EXHIBIT**

Carlson, Brigrance & Doering, Inc.
FIRM ID #E3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 290-5160 ♦ Fax No. (512) 290-5165



EXHIBIT J

Stormwater, Drainage and Water Quality and Environmental Protection Requirements

1. The District will own, operate, and maintain the District's drainage infrastructure until full-purpose annexation of the District by the City.
2. Each water quality or detention pond which contains all or a portion of runoff water from industrial, commercial, or mixed-use development (as defined by the City) will be owned, operated, and maintained by the District or the owner of the property on which the pond is located.
3. The Developer and the District each agree to fully comply with the City's ordinances, regulations, and procedures related to drainage, as defined by the City Code. The Developer's construction plans will be consistent with this commitment.
4. The District and the Developer each agree to be good stewards of the environment relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land located within the District.
5. Unless otherwise specified herein or as modified by the PUD, the District and Developer each agree to fully comply with the City's ordinances, regulations, and procedures related to water quality and environmental preservation and protection, as defined by the City Code, as to the portion of the Land owned by it.
6. In all phases of development, the Developer agrees to:
 - a. except for Land contained within the Sun Chase South Preliminary Plan (C8J-2008-0176), design modified channels based on geomorphic stability for full build-out hydrology. This design requires a series of nested channels as shown on **Exhibit J-1** that includes a bankfull (1 yr. return interval) channel within the floodplain (100 yr) channel with distinct connections to an inset floodplain terrace. The top width to depth ratio of the bankfull channel shall be designed per accepted geomorphic principles (e.g., Osterkamp et al. 1983 or Osborn and Stypula 1987). The channel longitudinal profile (slope) shall be designed and demonstrated by calculation to be non-erosive via permissible shear or velocity calculations that consider the particle size of the native soil comprising the channel. If topographic and/or development constraints make the design of a non-erosive natural channel infeasible, the use of armoring (such as with geotextiles) will be allowed.
 - b. restore floodplain, including through the use of native prairie grass species and riparian trees species, in order to provide an enhanced public amenity, minimize impacts of urbanization, and reduce costs of future, long-term maintenance of the floodplain;
 - c. provide water quality controls superior to those otherwise required by Austin City Code for those areas set forth on the attached **Exhibit J-2** (Proposed Bio-Filtration Ponds) and **Exhibit J-3** (Headwater Buffer Plan);
 - d. provide volumetric flood control detention in accordance with the volumetric detention analysis prepared by Carlson Brigrance & Doering, Inc. dated October 24, 2011, which has been reviewed and approved by the City;

- d. provide protection of headwaters of unclassified waterways for those areas depicted on the attached **Exhibit J-3** (Headwater Buffer Plan);
 - e. prohibit, through Restrictive Covenants, the uses listed on **Exhibit J-4** which the City and the Developer agree may contribute to air or water quality pollutants; and
 - f. cluster impervious and disturbed areas in an environmentally sensitive manner as approved by the City in conjunction with its review and approval of the Preliminary Plans.
7. The District (as to the portion of the Land owned by the District) and the Developer (as to the portion of the Land owned by the Developer) each agrees to comply with the integrated pest management plan approved by the City in conjunction with the Approved Preliminary Plans.
8. The Developer agrees to provide pervious paving for all pedestrian sidewalks, trails and walkways included in the OA Amenities.

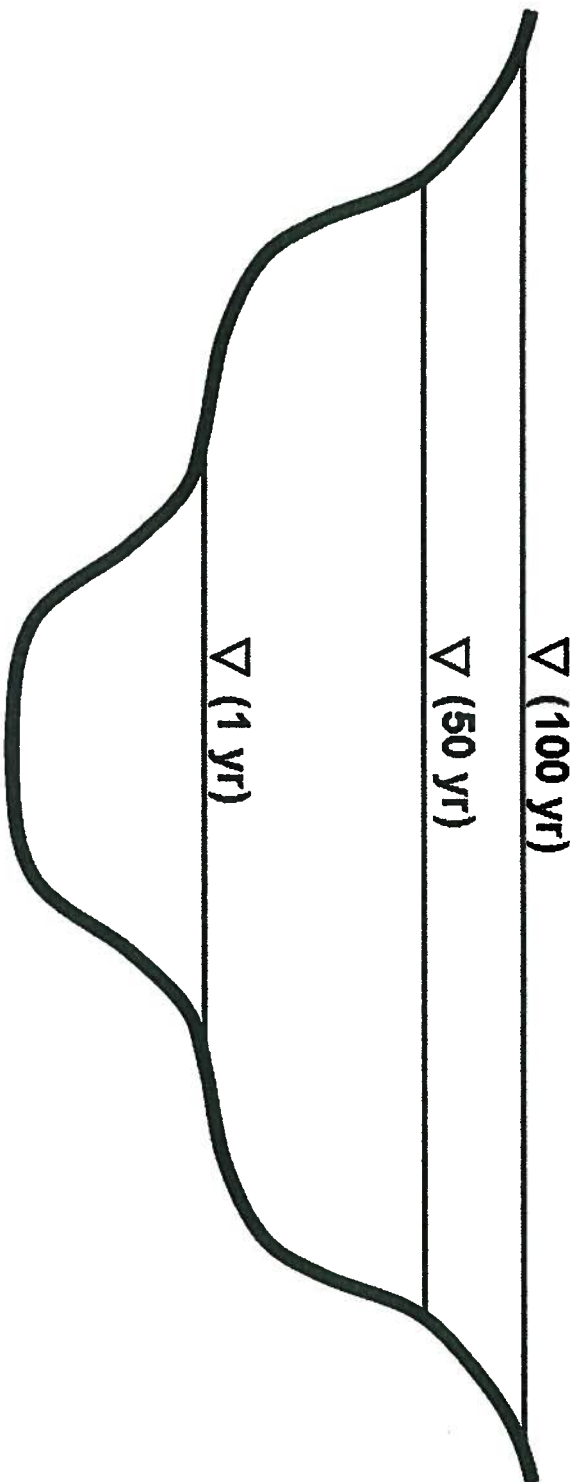


Figure __. Typical modified channel cross-section. Designer shall ensure channel longitudinal slope meets non-erosive permissible shear requirements.

- PONDS TO BE DESIGNED
AS BIO-FILTRATION**
- WATER QUALITY POND #1
 - WATER QUALITY POND #6
 - WATER QUALITY POND #7
 - WATER QUALITY POND #8
 - WATER QUALITY POND #9
 - WATER QUALITY POND #10
 - WATER QUALITY POND #11
 - WATER QUALITY POND #15
 - WATER QUALITY POND #30

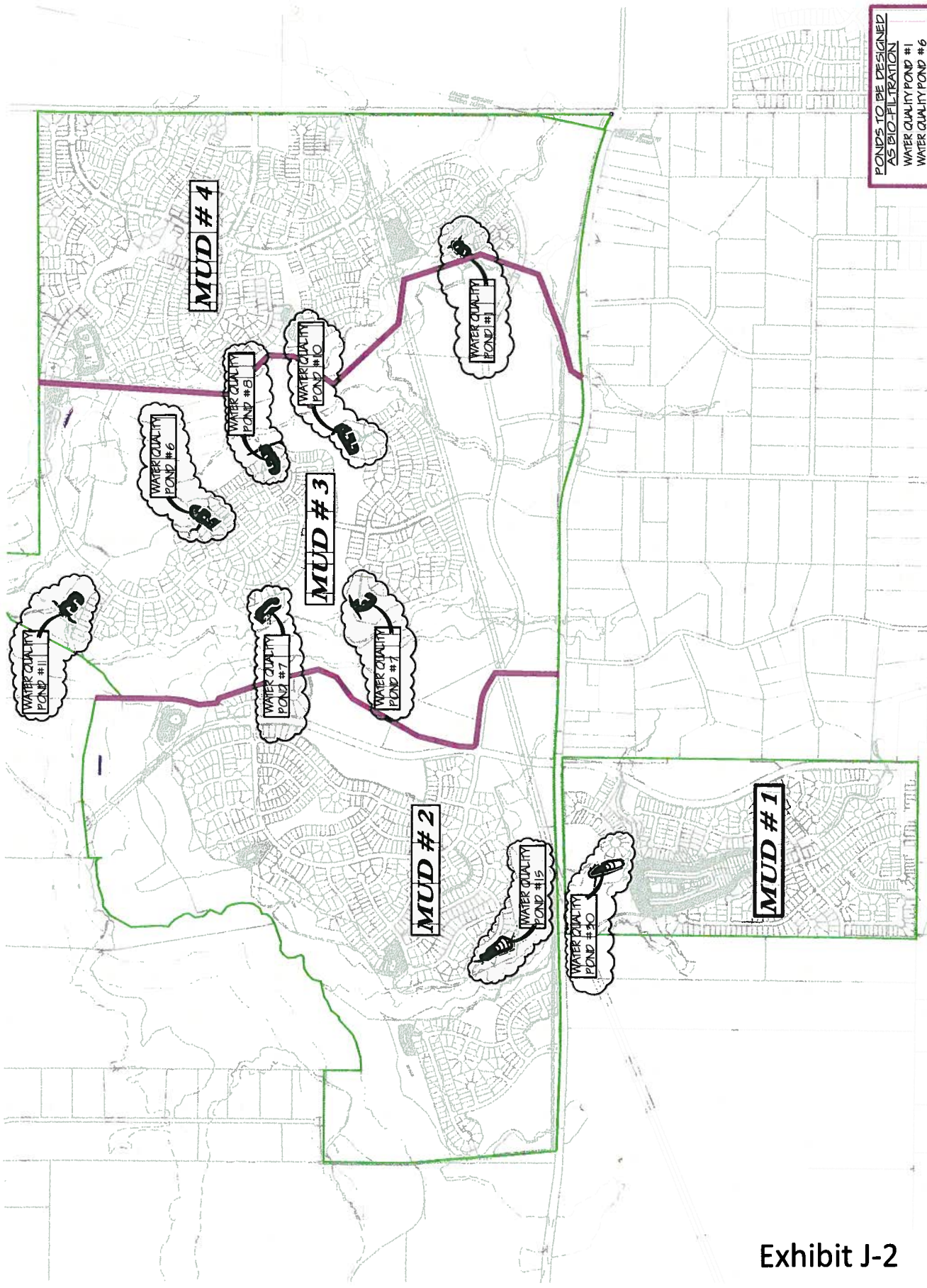


Exhibit J-2

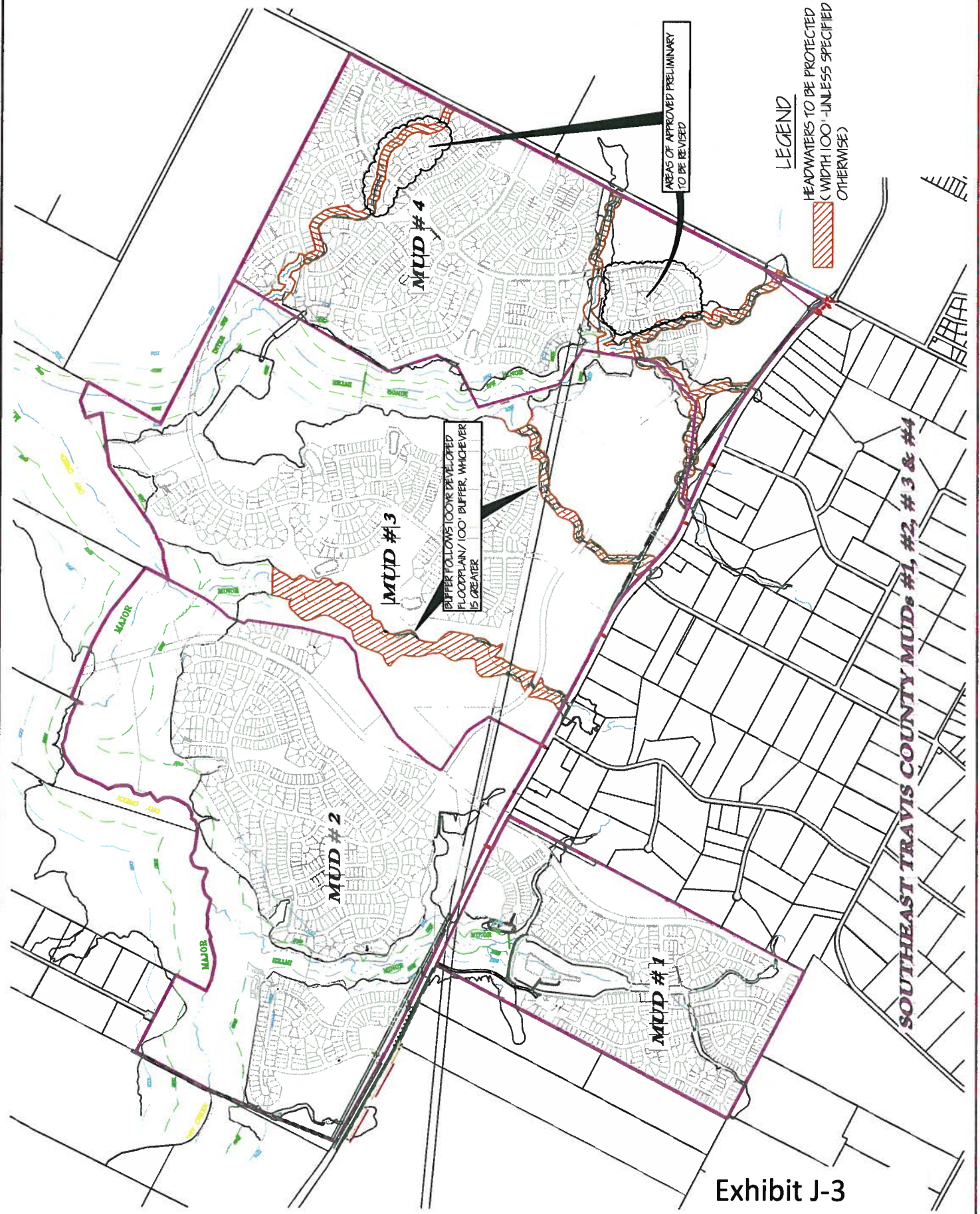


Exhibit J-3

**Southeast Travis County MUDs 1-4
PROPOSED - Prohibited Land Uses:**

Basic Industry – Prohibited Land Uses limited to:

- Concrete batch plants
- Poultry Processing

Laundry Services – Prohibited Land Uses limited to:

- Diaper services

Resource Extraction – Prohibited Land Uses limited to:

- Quarries
- Sand or gravel operations
- Mining Operations

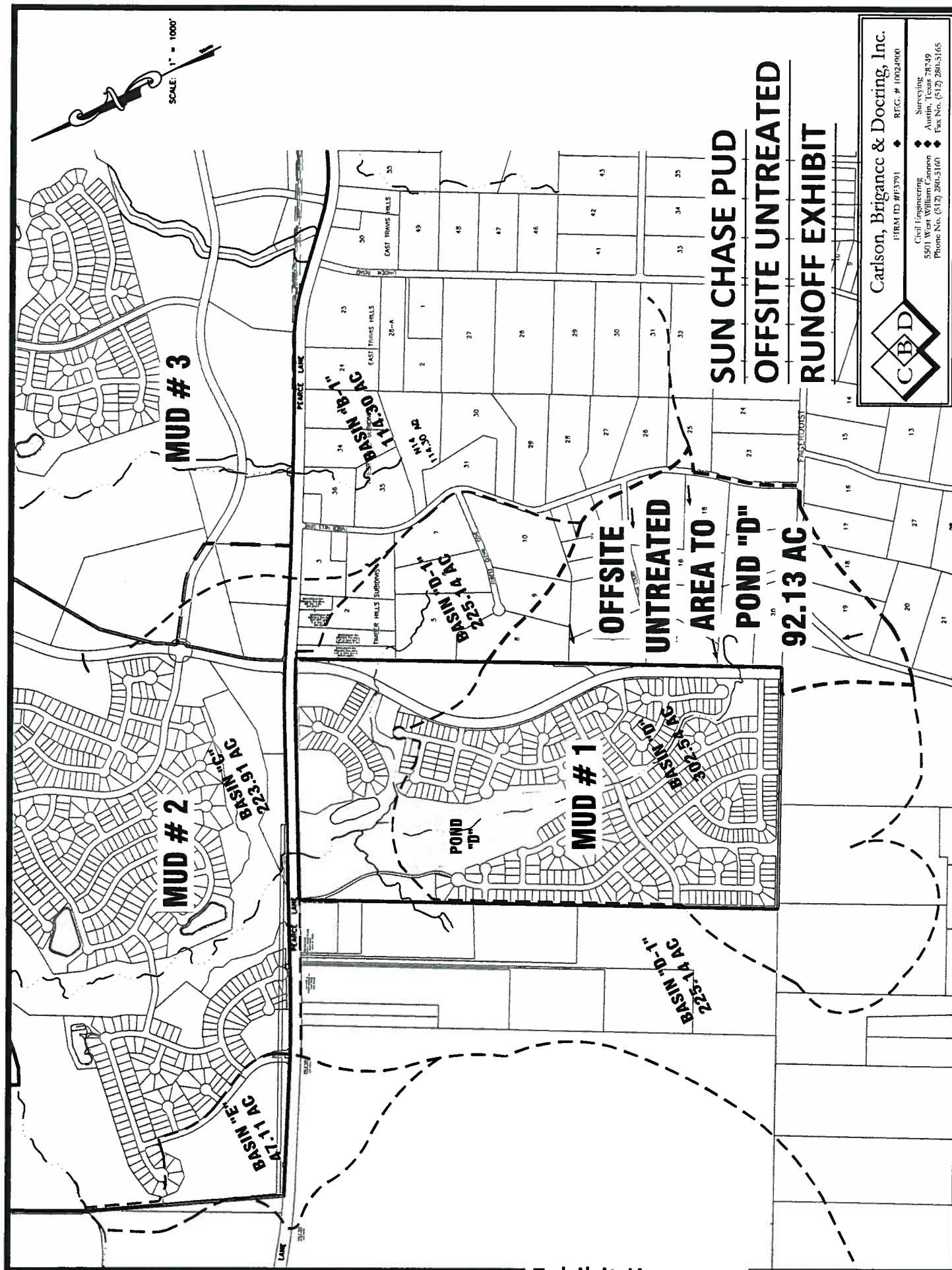
Scrap and Salvage Services – Prohibited Land Uses limited to:

- Automotive wrecking yards
- Junkyards
- Auction yards

Stockyards – Prohibited land uses limited to:

- Stockyards
- Animal sales
- Auction yards

SETC MUDs Proposed Prohibited Land Uses 11.11.2011.docx



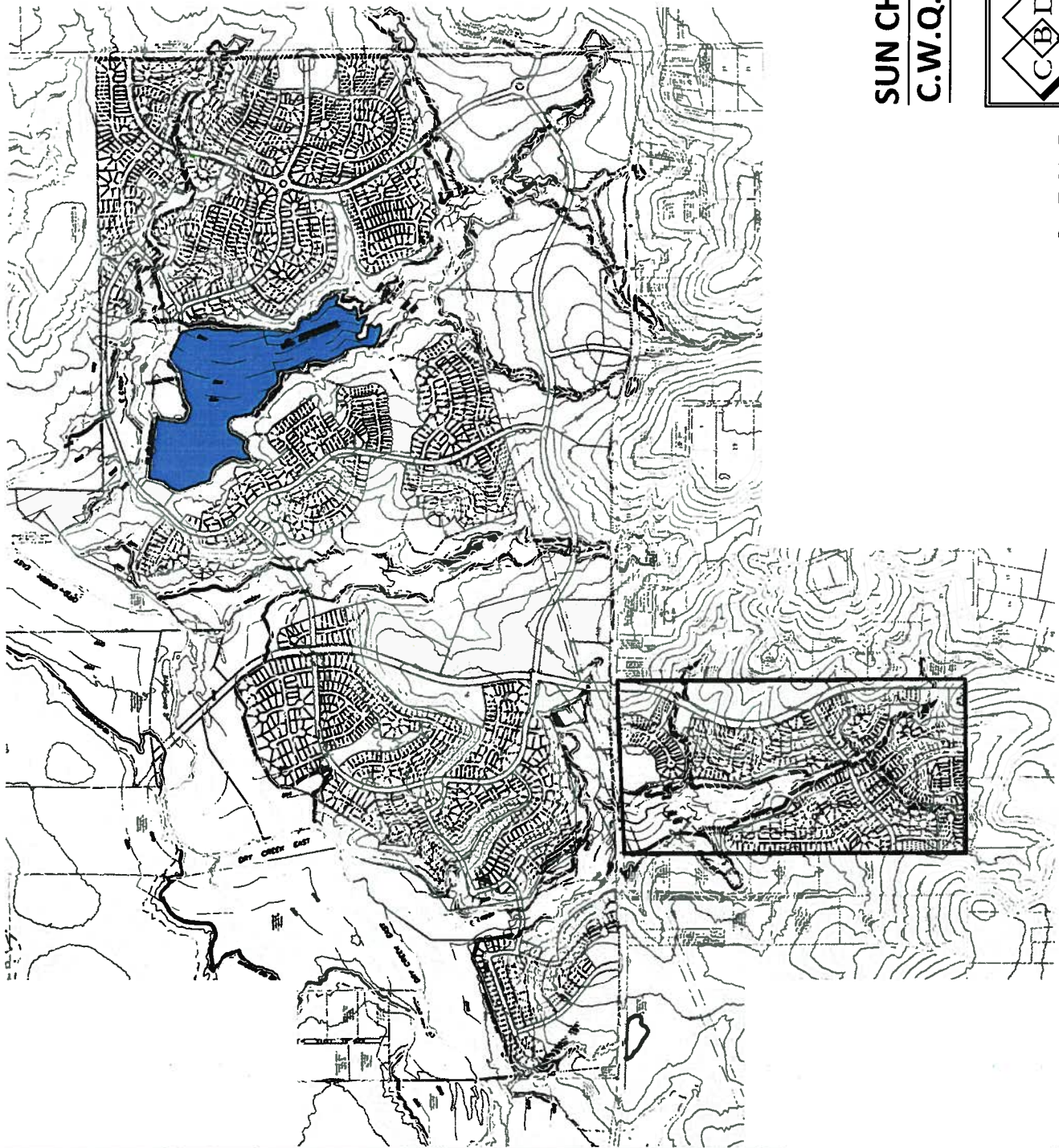
Carlson, Brigrance & Doering, Inc.

Surveying
 Civil Engineering
 5501 West William Cannon
 Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

IFIRM ID #F3791 RFG # 10024900

CBD

Exhibit K



SCALE: 1"=1700'

GRAPHIC SCALE
0 500 1000 1500
(IN FEET)

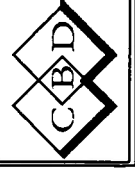
LEGEND



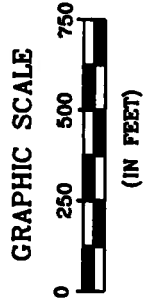
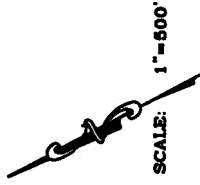
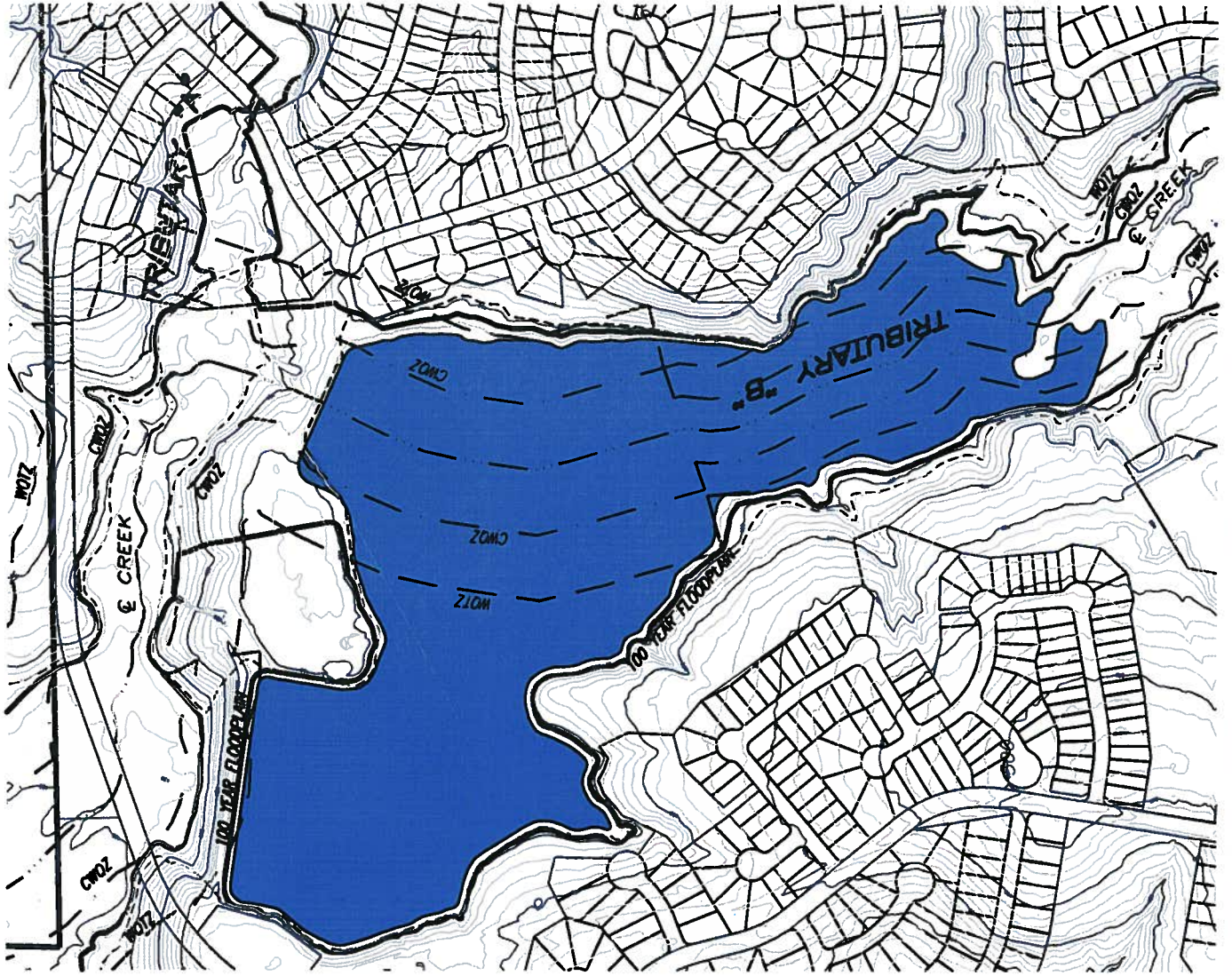
DETENTION POND A
LOCATED IN C.W.Q.Z.

SUN CHASE PUD C.W.Q.Z. DETENTION POND A

Carlson, Brigrance & Doering, Inc.
FIRM ID #C3791 ♦ REG. # 10024990
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



1 OF 2



LEGEND

DETENTION POND A
LOCATED IN C.W.Q.Z.



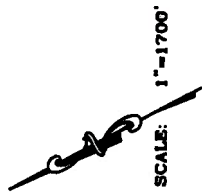
**SUN CHASE PUD
C.W.Q.Z. DETENTION POND A**



Carlson, Brigrance & Doering, Inc.
FIRM ID #E3791 ♦ REG. # 10024900
Civil Engineering ♦
5501 West William Canyon ♦
Austin, Texas 78749 ♦
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



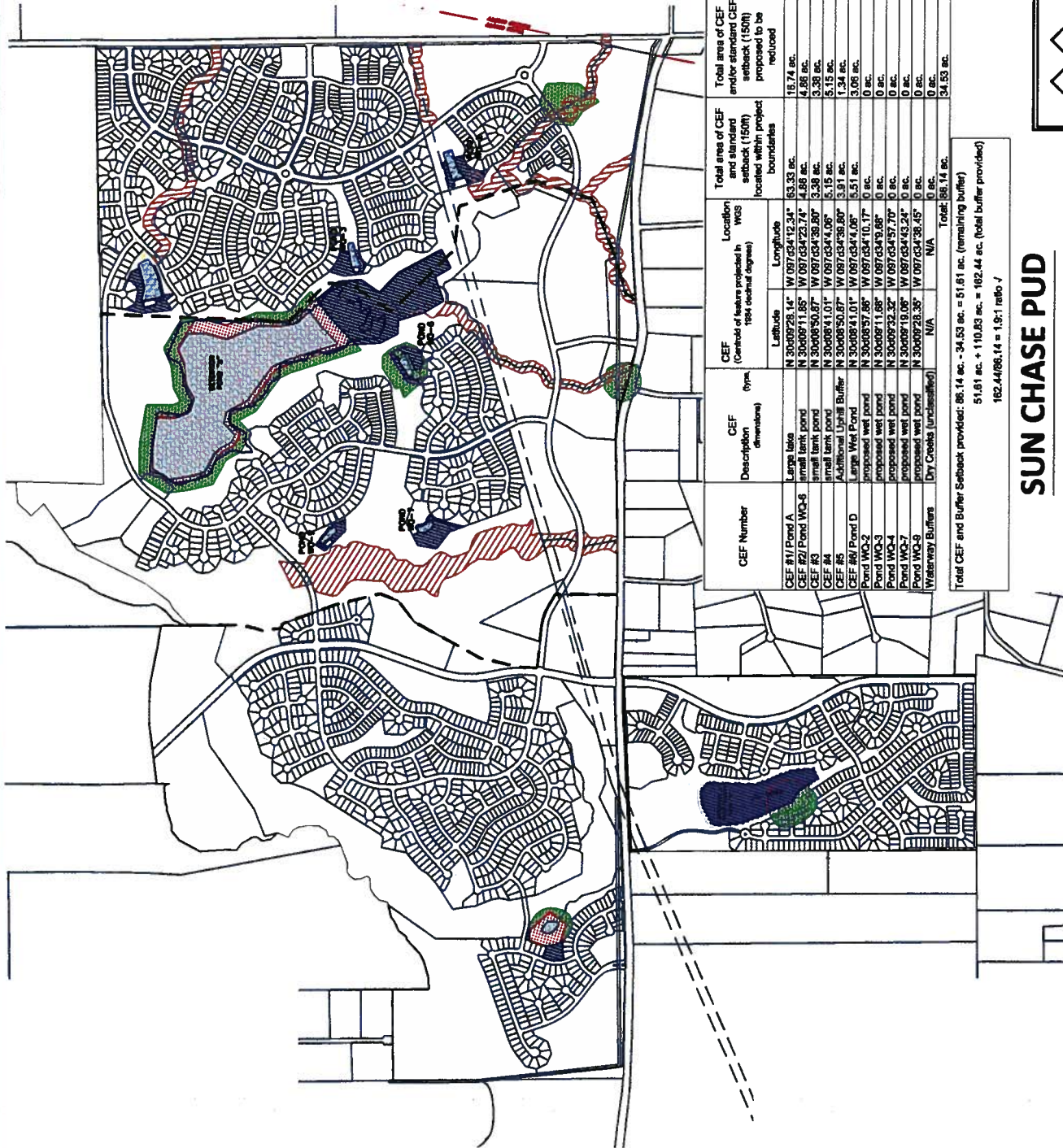
Exhibit M



SCALE: 1"=1700'

LEGEND

	CEP, Development, Future
	CEP, Development, Future (CEP Pond)
	CEP, Development, Future (CEP Pond)
	CEP, Development, Future (CEP Pond)
	CEP, Development, Future (CEP Pond)
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CEP Number	Description (type, dimensions)	CEP (Centroids of features projected in 1984 decimal degree)	Location (WGS 1984 decimal degree)	Total area of CEP and/or standard CEP setback (150ft) located within project boundaries	Total area of CEP and/or standard CEP setback (150ft) proposed to be reduced	Total area of CEP setback provided as mitigation:
CEP #1/ Pond A	Large lake	N 30d09'28.14"	W 097d04'12.34"	53.33 ac.	16.74 ac.	16.97 ac.
CEP #2/ Pond WQ-6	small tank pond	N 30d09'11.85"	W 097d04'12.34"	4.88 ac.	4.88 ac.	1.82 ac.
CEP #3	small tank pond	N 30d09'50.87"	W 097d04'13.09"	3.38 ac.	3.38 ac.	0 ac.
CEP #4	small tank pond	N 30d09'41.01"	W 097d04'13.09"	5.15 ac.	5.15 ac.	0 ac.
CEP #5	Additional Uplift Buffer	N 30d09'50.87"	W 097d04'13.09"	3.31 ac.	3.34 ac.	3.48 ac.
CEP #6/ Pond D	Large Wet Pond	N 30d08'41.01"	W 097d04'10.08"	5.51 ac.	3.06 ac.	12.59 ac.
Pond WQ-2	proposed wet pond	N 30d08'57.86"	W 097d04'10.17"	0 ac.	0 ac.	2.26 ac.
Pond WQ-3	proposed wet pond	N 30d09'11.68"	W 097d04'13.68"	0 ac.	0 ac.	1.04 ac.
Pond WQ-4	proposed wet pond	N 30d09'22.32"	W 097d04'13.70"	0 ac.	0 ac.	4.08 ac.
Pond WQ-7	proposed wet pond	N 30d09'18.06"	W 097d04'13.24"	0 ac.	0 ac.	2.91 ac.
Pond WQ-9	proposed wet pond	N 30d09'23.39"	W 097d04'13.45"	0 ac.	0 ac.	1.77 ac.
Wetland Buffers	Dry Creeks (unclassified)	N/A	N/A	0 ac.	0 ac.	53.55 ac.
			Total: 86.14 ac.	34.53 ac.		110.83 ac.

Total CEP and Buffer Setback provided: 98.14 ac. - 34.53 ac. = 51.61 ac. (remaining buffer)
 51.61 ac. + 110.83 ac. = 162.44 ac. (total buffer provided)
 162.44/98.14 = 1.65 ratio ✓

SUN CHASE PUD
PROPOSED CEP
MITIGATION EXHIBIT

Carlson, Brigrance & Doering, Inc.
 FIRM ID #E3791 ♦ REG. # 10024900

Civil Engineering
 5501 West William Cannon
 Austin, Texas 78749
 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SUN CHASE PUD TRANSPORTATION REQUIREMENTS

Transportation Requirements

1. The Developer agrees to provide for appropriate connectivity to areas adjacent to the Project as shown on the attached **Exhibit O-1** (Connectivity).

2. The Developer also agrees to do the following:

a. dedicate right-of-way for Pearce Lane, Wolf Lane and Sun Chase Parkway (Arterial C/Four Daughters under the CAMPO 2030 Plan) in accordance with the Phasing Agreement between the Developer and Travis County approved in conjunction with the approval of the Preliminary Plans;

b. fund the construction of improvements to Sun Chase Parkway (Arterial C/Four Daughters under the CAMPO 2030 Plan) and improvements to intersections of internal roadways with Pearce and Wolf Lanes in accordance with the Phasing Agreement between the Developer and Travis County, Texas recorded under Document No. 2010040073, Official Public Records of Travis County, Texas, approved in conjunction with the approval of the Preliminary Plans;

c. provide bicycle facilities and access for pedestrians and bicyclists to schools, parks and other destinations as shown on the attached **Exhibit O-2** (Trail & Accessibility);

d include sidewalks and bike lanes (i) generally meeting the design specifications established for typical arterial and collector street cross-sections under the City's Transportation Criteria Manual and (ii) generally complying with National Association of City Transportation Officials ("NACTO") and American Association of State Highway and Transportation Officials ("AASHTO") standards, including signage and markings, but not including signalization, as follows:

1. for arterial streets, five-foot bike lanes and six-foot sidewalks;
2. for residential collector roads (60/40), five-foot designated bike lanes on either side of the two 13-15 foot driving lanes, for a total of 40-44 feet of pavement, and five-foot sidewalks;
3. for neighborhood collector roads (64/44), five-foot bike lanes segregated by pavement striping located two feet from the two 13-15 foot driving lanes, for a total of 40-44 feet of pavement, and five-foot sidewalks;
4. for commercial collector roads (70/44), five-foot bike lanes on either side of the three 11-foot driving lanes (consisting of two traffic lanes with a continuous left-turn lane), for a total of 43-44 feet of pavement, and sidewalks as designated by the Commercial Design Standards, Subchapter E;
5. for local streets, four foot sidewalks only.

All applicable requirements will be shown on the construction plans, which are subject to the City's and the County's approval under Title 30.

3. To reserve a ten-acre transit center site at a location to be mutually agreed upon by the Developer and the City during the PUD process. This site may be purchased by the City or, at the City's option, another governmental entity designated by the City by written notice to the Developer at any time prior to the date the first of the District or one of the Other Southeast Travis County Districts is annexed for full purposes by the City.

SUN CHASE PUD TRANSPORTATION REQUIREMENTS

4. During the development of the Project, to maintain an on-going dialogue with Capital Metropolitan Transit Authority and any other mass transit service provider regarding mass transit service options and transportation issues.

NTS

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

MUD # 2

MUD # 3

MUD # 4

FIRE ACCESS 25'
PER CODE

PEDESTRIAN ACCESS

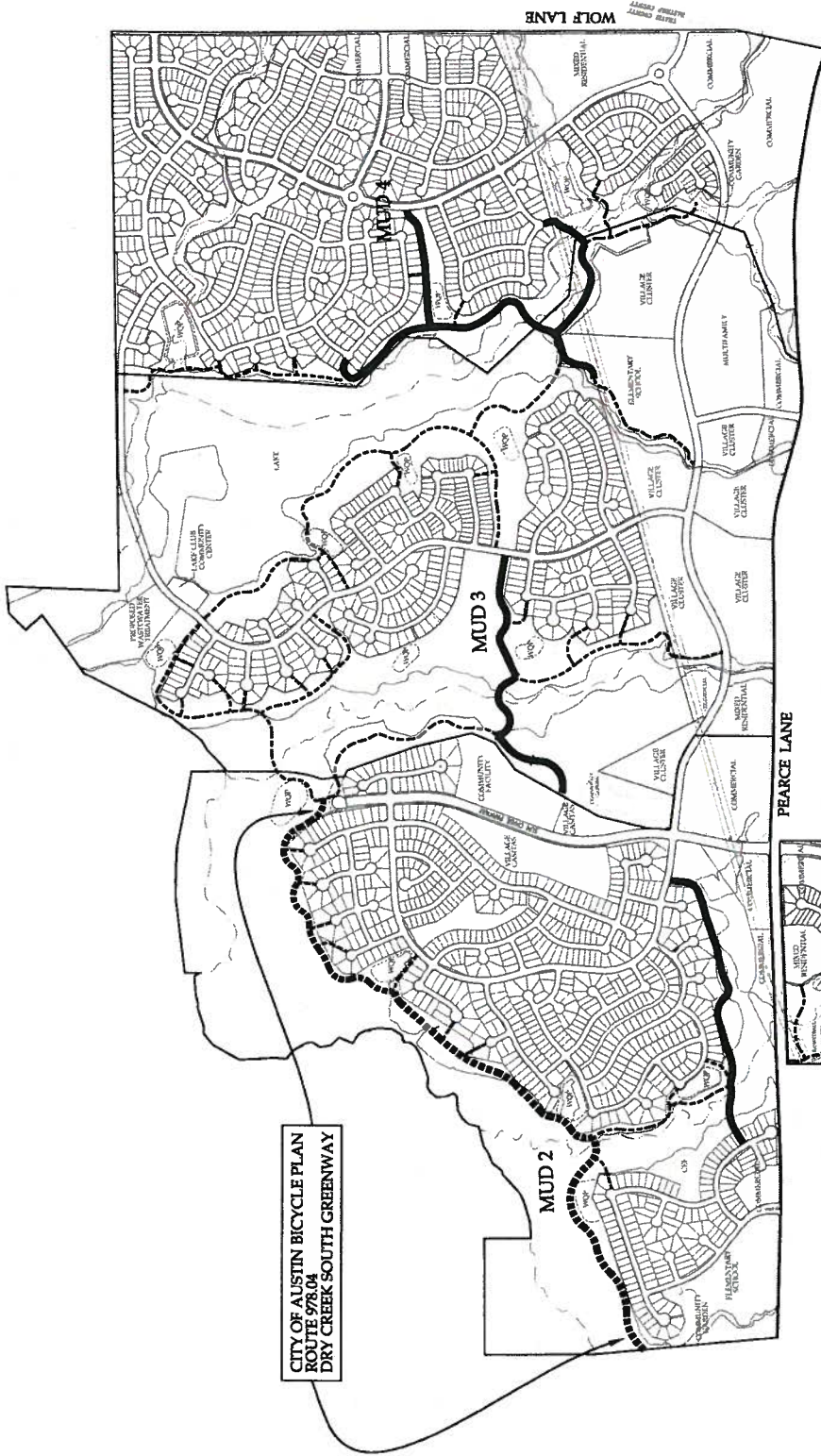
MUD # 1

SUN CHASE PUD CONNECTIVITY EXHIBIT

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5901 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



ACCESS



CITY OF AUSTIN BICYCLE PLAN
ROUTE 972.04
DRY CREEK SOUTH GREENWAY

LEGEND

PROPOSED TRAIL TO MEET ACCESSIBILITY
GUIDELINES FOR OUTDOOR DEVELOPED
AREA / ADA

PROPOSED ADA ACCESSIBLE TRAIL TO MEET
TAS 2010 ADA STANDARDS FOR ACCESSIBLE
DESIGN (DEPT. OF JUSTICE, SEPT. 15, 2010)



NORTH

SCALE

0' 1000'

TRAIL & ACCESSIBILITY EXHIBIT

SUN CHASE PUD



OCTOBER 31, 2011

SUN CHASE PUD

Conceptual Public Art Master Plan



Possible Locations For Public Art

Guiding Principles

Public artworks and/or artfully-crafted architectural elements (gates, bridges, walls, etc.) will be constructed by the Master Developer in order to enhance the community's public open spaces, parks, and entryways.

These will be located strategically to optimize public visibility and accessibility, and will include information about the art and the artist at minimum.

These works will also be located so as to become distinctive, high-quality public places that will enhance the value and the identity of the community.



LOCATION MAP

Scale: 1" = 1000'

GRAPHIC SCALE



Legend	Location	Address	Area	Area	Area
Single Family	Single Family	10000	10000	10000	10000
Multi-Family	Multi-Family	10000	10000	10000	10000
Commercial	Commercial	10000	10000	10000	10000
Industrial	Industrial	10000	10000	10000	10000
Public	Public	10000	10000	10000	10000
Community	Community	10000	10000	10000	10000
Open Space	Open Space	10000	10000	10000	10000
Water	Water	10000	10000	10000	10000
Other	Other	10000	10000	10000	10000

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3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3

Exhibit R

Sun Chase PUD Tree Planting Detail and Specifications

Tree Stock

All required tree plantings shall use native Central Texas tree stock.

Soil Volume

All required trees shall be planted with adequate soil volume in accordance with the following soil volume standards:

- Small trees (less than 30 ft. mature height): minimum of 600 cubic feet soil volume.
- Medium trees (30 to 50 ft. mature height): minimum of 1,000 cubic feet soil volume.
- Large trees (greater than 50 ft. mature height): minimum of 1,500 cubic feet soil volume.

Soil depth shall be three feet for all three tree sizes. The length and width of the planting area may vary to achieve the required soil volume. For areas where the soil volume is under pavement, the subgrade may not be compacted.

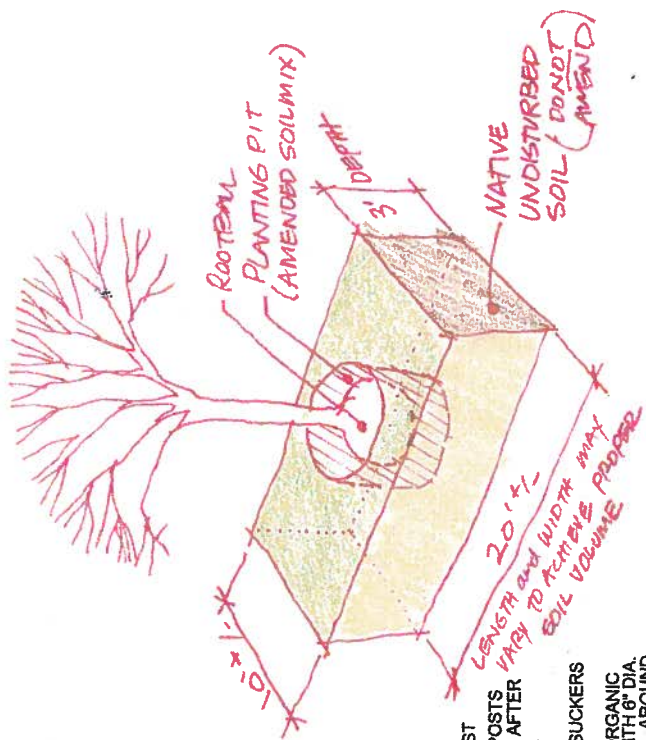
Soil Specifications

The soil in the planting pit shall be composed of 4 parts soil mixed with 1 part compost, by volume. The compost shall meet the definition of compost as defined by TxDOT Specification Item 161. The soil may be from naturally occurring native soils or amended within the tree planting pit in order to achieve the following requirements:

- Shall be free of trash, weeds, deleterious materials, rocks, and debris.
- 100% shall pass through a 1.5-inch (38-mm) screen.
- Shall be a loamy material that meets the requirements of the table below in accordance with the USDA textural triangle. Soil known locally as "red death" is not an allowable soil. Textural composition shall meet the following criteria:

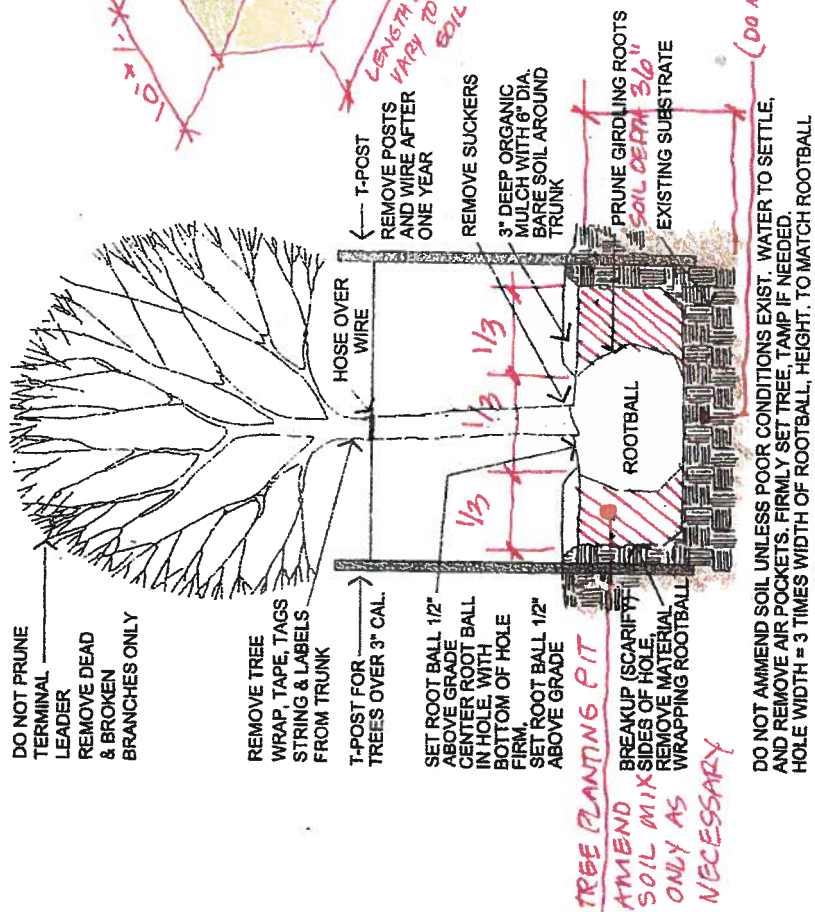
Textural Class	Minimum	Maximum
Clay	5%	50%
Silt	10%	50%
Sand	15%	67%

- Topsoil salvaged from the existing site may often be used, but it must meet the above standards. An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture class required above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.



Isometric of Small Tree Planting

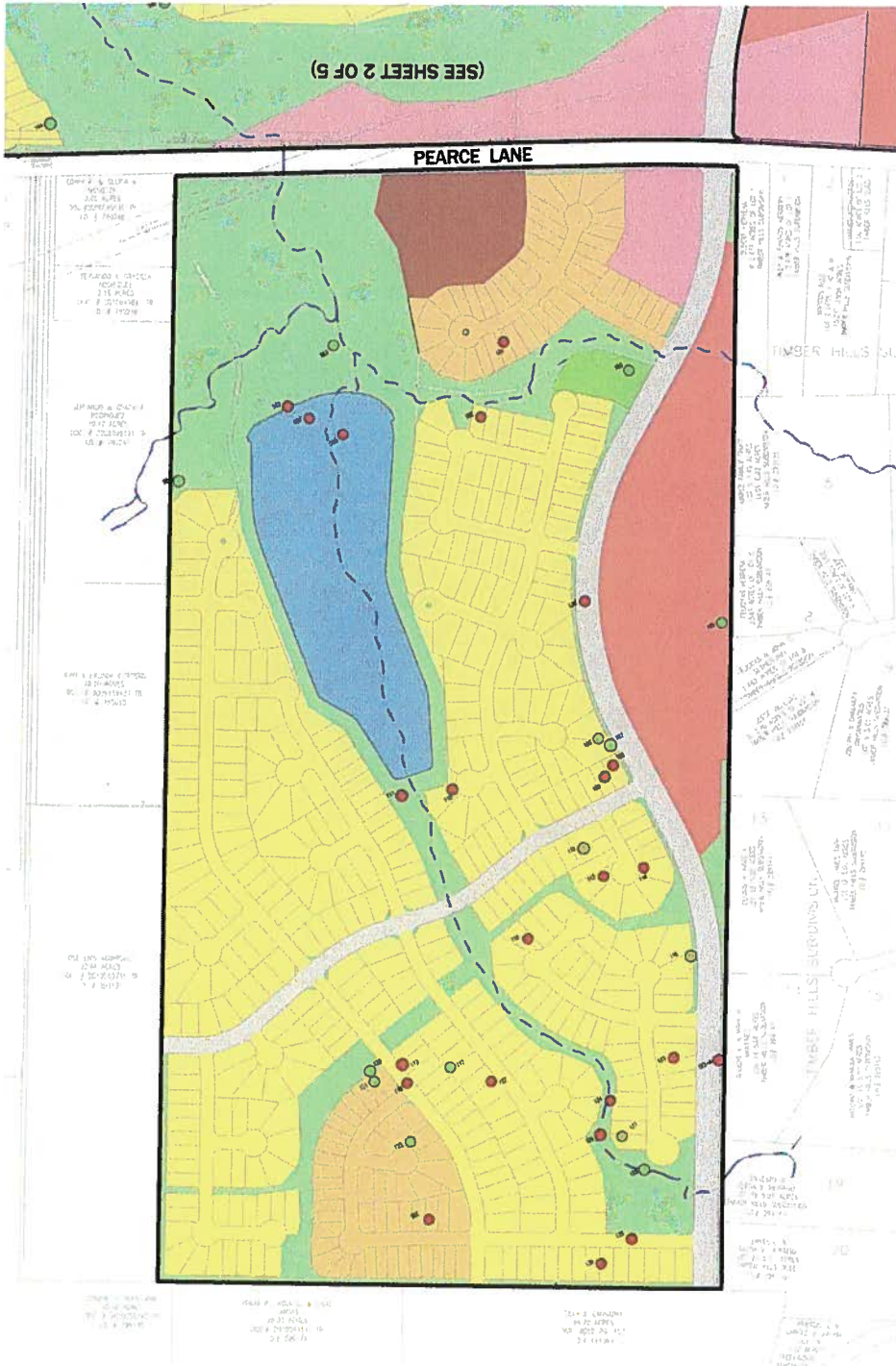
Minimum Soil Volume for Small Tree: 600CF
 Medium Tree: 1,000CF
 Large Tree: 1,500CF



Sun Chase PUD TREE PLANTING DETAIL

EQUIVILANT TO FIGURE 3-14

SUN CHASE PUD



(SEE SHEET 2 OF 5)

PEARCE LANE

TIMBER HILLS DRIVE

TREE LIST
1. 100' DBH
2. 100' DBH
3. 100' DBH
4. 100' DBH
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94. 100' DBH
95. 100' DBH
96. 100' DBH
97. 100' DBH
98. 100' DBH
99. 100' DBH
100. 100' DBH

Legend
Single Family
Multi-Family
Commercial
Industrial
Public
Utility
Transportation
Other

TREE LEGEND
PROTECTED TREE TO BE SAVED
PROTECTED TREE TO BE REMOVED

NOTES:
1. ALL TREE ADJACENT TREES SHALL BE FROM THE CITY OF ALBERTA APPROVED SPECIES LIST.
2. ALL TREES 8" CALIPER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED, EVALUATED AND MITIGATED AT THE DEVELOPMENT PERMIT APPLICATION STAGE.

SCALE: 1" = 200'

SUN CHASE PUD TREE EXHIBIT

SHEET 1 OF 5



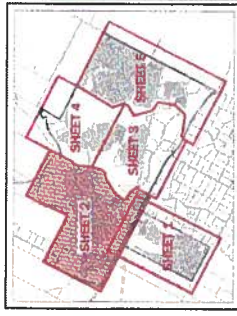
- SUN CHASE TREE EXHIBIT MEASUREMENTS & PRESENTATIONS (SHEET 1 OF 5)**
1. PRESERVE OR RESTORE NATURAL AREAS, COORDINATE WITH PLANT COMMUNITIES.
 2. PLANT TREE REPLACEMENT TREES. ALL REPLACEMENT TREES TO BE PLANTED WITHIN 12 MONTHS OF CONSTRUCTION.
 3. PREPARE A MAINTENANCE PROGRAM AND SCHEDULE TO BE REVIEWED BY THE CITY OF ALBERTA. (SEE C.A.A. "TREE CARE NOTES", APPENDIX A-F)
 4. SPECIAL CONSTRUCTION TECHNIQUES
- TREE MITIGATION TO BE ADDRESSED AT THE CONSTRUCTION PLAN OR SITE PLAN APPLICATION.
- NOTE: A TREE HEIGHT APPLICATION IS REQUIRED FOR ALL TREES WHICH EXCEED A TREES PROTECTED ABOVE GROUND.

PUD TOTALS	
TOTAL CALIPER INCHES PROTECTED TREES:	6,384"
TOTAL CALIPER INCHES PROTECTED TREES REMOVED:	1,888"
PERCENTAGE OF PROTECTED TREES SAVED:	63.80%



SHEET KEY MAP
NOT TO SCALE

SUN CHASE PUD



SHEET KEY MAP
NOT TO SCALE

Land Use Legend
High Density
Medium Density - Single Unit
Medium Density - Multi-Unit
Low Density
Neighborhood Commercial
Community Commercial
Office
Community Recreation
Neighborhood Recreation
Neighborhood Service

Tree Legend
PROTECTED TREE TO BE SAVED
PROPOSED TREE TO BE REMOVED

- NOTES:
1. ALL REPLACEMENT TREES SHALL BE FROM THE CITY OF AUSTIN APPROVED SPECIES LIST.
 2. ALL TREES TO BE REMOVED SHALL BE EVALUATED AND INSTALLED AT THE DEVELOPMENT POST-APPLICATION STAGE.

- THE FOLLOWING CONSTRUCTION MEASURES & PRECAUTIONS SHALL BE OBSERVED:
1. PROTECTION OF ALL EXISTING NATURAL, CULTURAL, OR PLANT COMMUNITIES.
 2. PLANTING REPLACEMENT TREES. ALL REPLACEMENT TREES TO BE CLASSIFIED TREES. (SEE APPENDIX C OF THE CITY OF AUSTIN TREE CARE MANUAL - APPENDIX C-4).
 3. PROVIDING A MAINTENANCE PROGRAM FOR TREES TO BE REMOVED.
 4. SPECIAL CONSTRUCTION TECHNIQUES.

TREES TO BE REMOVED SHALL BE IDENTIFIED AT THE CONSTRUCTION MEETING OR AT THE CITY OF AUSTIN TREE CARE MANUAL - APPENDIX C-4.

TREES TO BE REMOVED SHALL BE IDENTIFIED AT THE CONSTRUCTION MEETING OR AT THE CITY OF AUSTIN TREE CARE MANUAL - APPENDIX C-4.

SUN CHASE PUD TREE EXHIBIT

SHEET 2 OF 5



(SEE THIS SHEET)

MATCH LINE "A"

(SEE SHEET 4 OF 5)

(SEE SHEET 3 OF 5)

MATCH LINE "A"
(SEE THIS SHEET)

SCALE: 1"=200'

PEARCE LANE

(SEE SHEET 1 OF 5)

DRY CREEK

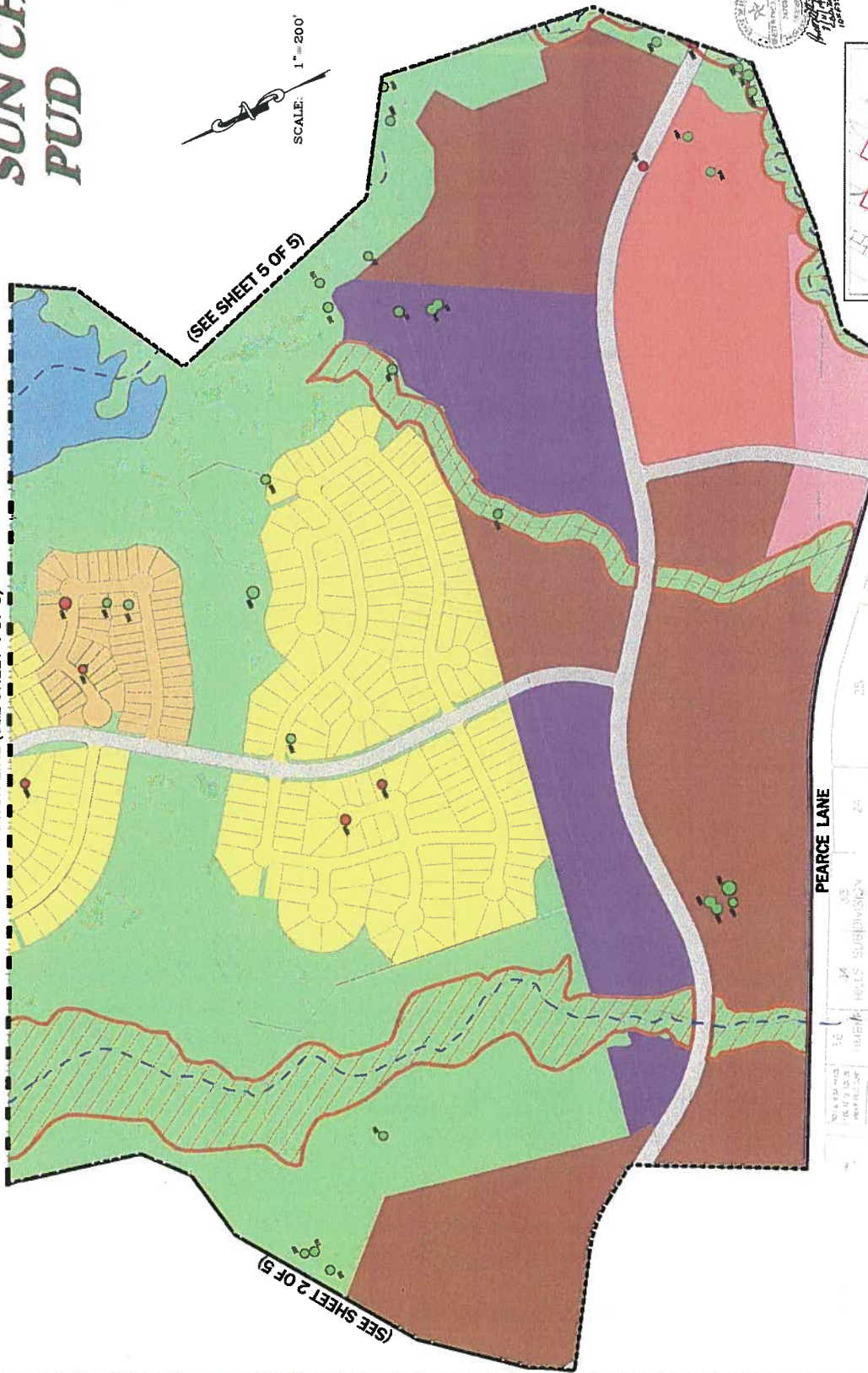
DRY CREEK

DRY CREEK

MATCH LINE (SEE SHEET 4 OF 5)

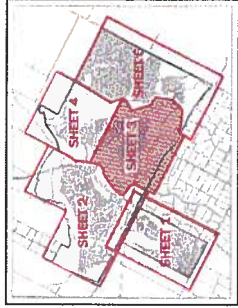
(SEE SHEET 5 OF 5)

(SEE SHEET 2 OF 5)



PEARCE LANE

NOTE: A TREE PLANT APPLICATION IS REQUIRED FOR ALL LOTS WHICH IDENTIFY A TREE'S PROTECTIVE ROOT ZONE



SHEET KEY MAP

SUN CHASE PUD
TREE EXHIBIT

SHEET 3 OF 5

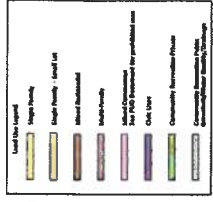
CFD

Carbon, Biogenec & Ducting, Inc.

Cell Engineering ♦ Sampling
501 West William ♦ Austin, Texas 78749
Phone No. (512) 298-3149 ♦ Fax No. (512) 298-3145

[illegible]

	75¢	14¢	50¢	80.4%
TOTAL CALLERS WHOSE PREFERRED RATE IS				
TOTAL CALLERS WHOSE PREFERRED RATE IS APPROVED				
TOTAL CALLERS WHOSE PREFERRED RATE IS DENIED				
PERCENTAGE OF PREFERRED RATE APPROVED				



NOTES:

3. ALL REPLACEMENT TREES WILL BE FROM THE CITY OF ALBANY APPROVED SPECIES LIST.
2. ALL TREES 8"-1.8" WITHIN THE LIMITS OF CONSTRUCTION, WILL BE SUPPORTED, EVALUATED AND MITIGATED AT THE DEVELOPMENT PERMIT APPLICATION STAGE.

SPIN CHASS
A 100% COTTON T-SHIRT
WITH A 100% COTTON
T-SHIRT

SPIN CHARGE
SPIN CHARGE
LIFE & NUTRITION MEASURES > PRESENTENCES (LOW 2.0.4)

1. PRESERVE OR RESTORE NATURAL AREAS, ECOSYSTEMS, OR PLANT COMMUNITIES.
2. PLANTING REPLACEMENT TREES. ALL REPLACEMENT TREES TO BE CLASS I TREES. (SEE APPENDIX F OF THE EOW)
3. PROVIDING A MAINTENANCE PROGRAM FOR TREES TO BE RETAINED (SEE C.O.A. "TERMINAL TREE CARE NOTES" - APPENDIX F-4)
4. SPECIAL CONSTRUCTION TECHNIQUES

TREE MITIGATION TO BE ADDRESSED AT THE CONSTRUCTION PLAN OR SITE PLAN APPLICATION.

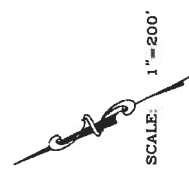
The map shows a residential development with several distinct zones and features:

- Yellow Zones:** Residential lots arranged in a grid-like pattern, primarily in the center and right.
- Green Zones:** Open spaces or parks, located in the top left, bottom left, and along the right edge.
- Blue Zone:** A large body of water, likely a lake or reservoir, in the top right.
- Purple Zone:** A large, irregularly shaped area on the left side, possibly a park or undeveloped land.
- Roads:** A network of roads, including a main road running vertically on the left and several horizontal and diagonal roads within the residential areas.
- Creeks:** Labeled as "C CREEK" (top left), "C CREEK" (bottom left), and "C CREEK" (bottom right).
- Match Lines:** Dashed lines indicating the boundaries of the map sheet, with labels like "MATCH LINE (SEE SHEET 3 OF 5)" and "MATCH LINE (SEE SHEET 2 OF 5)".
- References:** Text labels such as "(SEE SHEET 5 OF 5)", "(SEE SHEET 2 OF 5)", and "(SEE SHEET 3 OF 5)" are placed near the match lines.



THIRD EDITION	
372	22 CORDON BLUE
373	23 CORDON BLUE
374	24 CORDON BLUE
375	13 CORDON BLUE
376	13 CORDON BLUE
377	25 CORDON BLUE
380S	13 CORDON BLUE
380S	24 CORDON BLUE
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380S	97 CORDON BLUE
380S	98 CORDON BLUE
380S	99 CORDON BLUE
380S	100 CORDON BLUE

35.7°	30°	34.1°	32.8%
TOTAL CALPINE INDEXES PROTECTED INDEX			
TOTAL CALPINE INDEXES PROTECTED INDEX			
TOTAL CALPINE INDEXES PROTECTED INDEX			
TOTAL CALPINE INDEXES PROTECTED INDEX			
PERCENTAGE OF PROTECTED INDEX INDEX			



- NOTES:**
1. ALL REMOVED TREES WILL BE FROM THE CITY OF AUSTIN APPROPRIATE SPECIES LIST.
 2. ALL TREES 8" UP" WITHIN THE LIMITS OF CONSTRUCTION, WILL BE PRESERVED AND MAINTAINED AT THE DEVELOPMENT PERMIT APPLICATION STAGE.
- SEE EXHIBITION**
- THESE REMOVAL MEASURES = PREVENTION (SEE 3.4.1)**
1. PRESERVE OR RESTORE NATURAL VEGETATION, OR PLANT OR REPLANT NATURAL SPECIES.
 2. MAINTAIN EXISTING TREES.
 3. MAINTAIN EXISTING TREES. ALL REMOVED TREES TO BE REPLANTED. (SEE APPENDIX A FOR THE LIST)
 4. PROVIDING A MAINTENANCE PROGRAM FOR TREES TO BE REMOVED (SEE CASE, "REMOVAL TREE CARE NOTE," APPENDIX A-4)
 5. SPECIAL CONSTRUCTION TECHNIQUES
 6. TREE MITIGATION TO BE ADDRESSED AT THE CONSTRUCTION PLAN OR SITE PLAN APPLICATION.

NOTE: A TREE PLANT APPLICATION IS REQUIRED FOR ALL LOTS WHICH IDENTIFY A TREE'S PROTECTED ROOT ZONE

**SUN CHASE PUD
TREE EXHIBIT**

SHEET 4 OF 5



SUN CHASE PUD

(SEE SHEET 4 OF 5)

TREE LIST

NO.	SP. CODE	SP. NAME	SP. SIZE	SP. TYPE	SP. COMMENTS
1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100
5	100	100	100	100	100
6	100	100	100	100	100
7	100	100	100	100	100
8	100	100	100	100	100
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95	100	100	100	100	100
96	100	100	100	100	100
97	100	100	100	100	100
98	100	100	100	100	100
99	100	100	100	100	100
100	100	100	100	100	100

1. ALL REPLACEMENT TREES WILL BE FROM THE CITY OF AUSTIN APPROVED SPECIES LIST.
2. ALL TREES 8" UP WITHIN THE LIMITS OF CONSTRUCTION WILL BE SURVEYED, EVALUATED AND NOTATED AT THE DEVELOPMENT PERMIT APPLICATION STAGE.
3. PRESERVE OR RESTORE NATURAL AREAS, ECOSYSTEMS, OR PLANT COMMUNITIES.
4. PLANTING REPLACEMENT TREES. ALL REPLACEMENT TREES TO BE CLASS 1 TREES. SEE APPENDIX F OF THE CDH.
5. PROVIDE A MAINTENANCE PROGRAM FOR TREES TO BE RETAINED.
6. SEE CDH - "NATURAL TREE CODE NOTES" - APPENDIX F-6.
7. SPECIAL CONSTRUCTION TECHNIQUES.
TREES NOTATION TO BE ADDED AT THE CONSTRUCTION PLAN OR SITE PLAN APPLICATION.

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(SEE SHEET 3 OF 5)

WOLF LANE

TRAVIS COUNTY
BASTROP COUNTY

SCALE: 1"=200'

PROTECTED TREES TO BE REMOVED
PROTECTED TREES TO BE RETAINED

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**SUN CHASE PUD
TREE EXHIBIT**

SHEET 5 OF 5

LAURENCE, BERGLAND & DUNN, INC.
Civil Engineers
500 West 11th Street
Austin, Texas 78701
Phone: 512.476.1111 • Fax: 512.476.1112



SHEET KEY MAP
NOT TO SCALE

SUN CHASE PUD PROJECT MAP

Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024000
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5164 ♦ Fax No. (512) 280-5165



- LEGEND**
- SETC MUD #1 LAND
 - SETC MUD #2 LAND
 - SETC MUD #3 LAND
 - SETC MUD #4 LAND
 - PROJECT AREA BOUNDARY

